

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 19, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 students from Magee Secondary School, accompanied by their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Marzari

SECONDED by Ald. Harcourt

THAT the Minutes of the Regular Council Meeting of April 5, 1977, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Puil

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONSHARBOUR PARK

The Council received a delegation from the National Harbours Board submitting a proposal for development of the Harbour Park Site. Mr. F. Spoke, Port Manager, and Mr. M. Jones, Planning Consultant for the National Harbours Board, both orally submitted a presentation. Mr. Jones, with the aid of slides showed two schemes. The Mayor requested that a written submission be forwarded to the administration for evaluation.

It was noted that the Park Board and further delegations would be heard later this day, together with consideration of a report from the Director of Planning on the subject, submitted by the City Manager and dated April 13, 1977.

MOVED by Ald. Puil

THAT the oral and visual submission from the National Harbours Board be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

V. Report of Standing Committee
on Finance and Administration
(April 12, 1977)

1977 Revenue Budget Estimates
(Clause 1)

The Council considered a report of the Finance and Administration Committee dated April 12, 1977, concerning 1977 Revenue Budget Estimates, and in this regard noted a number of Departmental Appeals some of which were submitted as 'recommendation' and others as 'consideration' items.

The Council took action as follows:

A. City Clerk: Microfilming.

MOVED by Ald. Kennedy

THAT an amount of \$1,605 for microfilming of Council Minutes and City of Vancouver By-laws, be approved.

- CARRIED

(Ald. Brown, Harcourt, Puil and the Mayor opposed)

B. City Engineer:

(i) Auto origin-destination survey.

MOVED by Ald. Gibson

THAT an amount of \$39,500 for automobile origin-destination survey on a City-wide basis, be approved.

- CARRIED

(Ald. Harcourt, Puil and the Mayor opposed)

(ii) 51 Mobile Police Radios.

MOVED by Ald. Bellamy

THAT an amount of \$39,500 for replacement of 51 mobile Police radios, be approved.

- CARRIED

(Ald. Brown, Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS (Cont'd)1977 Revenue Budget Estimates (Cont'd)C. Library:(i) Books & Periodicals.

MOVED by Ald. Ford

THAT an amount of \$19,235 for the purchase of books and periodicals, be approved.

- CARRIED

(Ald. Brown, Harcourt, Puil and the Mayor opposed)

(ii) Central Library - reorganization.

MOVED by Ald. Rankin

THAT an amount of \$30,000 for reorganization of the third floor, Central Library, be approved.

- CARRIED

(Ald. Harcourt, Kennedy, Puil and the Mayor opposed)

(iii) Newspaper Section Expansion.

MOVED by Ald. Marzari

THAT an amount of \$4,500 for expanding the newspaper section, Central Library, be approved.

- LOST

(Ald. Brown, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

D. Police Board:(i) Additional School Liaison Officer

MOVED by Ald. Puil

THAT an amount of \$13,250 for one additional Police position at the Constable level - School Liaison Officer, be approved.

- CARRIED

(Ald. Brown, Harcourt, Marzari, Rankin and the Mayor opposed)

(ii) Police Exhibit - P.N.E.

MOVED by Ald. Kennedy

THAT an amount of \$6,000 for Phase I of the Police Exhibit at the P.N.E., be approved.

- CARRIED

(Ald. Brown, Gerard, Marzari, Puil and the Mayor opposed)

E. Park Board: Part-time Secretary.

In considering this clause Council noted certain items that had been deleted by the Finance Committee and which were detailed in a Manager's Report dated April 6, 1977, Schedule 2.

MOVED by Ald. Harcourt

THAT an amount of \$2,112 for a part-time secretary at the Killarney Community Centre, be approved.

- CARRIED

(Ald. Puil and the Mayor opposed)

Cont'd....

Regular Council, April 19, 1977. 4.

STANDING COMMITTEE REPORTS (Cont'd)

1977 Revenue Budget Estimates (Cont'd)

MOVED by Ald. Marzari

THAT the following items, as contained in Schedule 2 of the City Manager's report, dated April 6, 1977, be approved.

1. Riley Park Community Centre - telephones.....\$225.
2. Marpole-Oakridge Community
Centre - telephones.....\$450.
3. Renfrew Recreation Complex - telephones.....\$300.
4. Hastings Community Centre - supplies.....\$375.

- CARRIED

(Ald. Brown, Harcourt, Puil and the Mayor opposed)

F. Library Board: Shipping Containers.

MOVED by Ald. Rankin

THAT an amount of \$5,000 for shipping containers, be approved.

- CARRIED UNANIMOUSLY

G. Health: Two Dental Chairs.

MOVED by Ald. Rankin

THAT an amount of \$7,000 to replace two dental chairs, be approved.

- CARRIED

(The Mayor opposed)

H. Police: 12 radios.

MOVED by Ald. Bellamy

THAT an amount of \$14,500 for 12 radios (Mocom 70 or equivalent) be approved.

- CARRIED

(Ald. Puil opposed)

MOVED by Ald. Harcourt

THAT, subject to the action taken by Council this day, the remaining appeals be denied.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown

THAT an amount of \$1,000,000 from revenue surplus be placed in the 1977 Revenue Budget.

- CARRIED

(Ald. Gibson, Harcourt and Rankin opposed)

MOVED by Ald. Kennedy

THAT the request for \$26,676 for carpeting in various locations in the City Hall be not approved.

- CARRIED UNANIMOUSLY

Cont'd.....

Regular Council, April 19, 1977. 5.

STANDING COMMITTEE REPORTS (Cont'd)

1977 Revenue Budget Estimates (Cont'd)

MOVED by Ald. Puil

THAT adjustments to the Basic and Supplementary Estimates made by the City Manager and Director of Finance during budget reviews be approved, as outlined in Schedule 1, subject to the action taken by Council this day.

- CARRIED UNANIMOUSLY

In considering the foregoing Council noted a memorandum from the Director of Finance concerning notification from the B.C. Assessment Authority, decreasing taxable assessments in the City by an amount that will reduce the tax levy by \$360,900.

MOVED by Ald. Kennedy

THAT the Director of Finance's memorandum, dated April 19, 1977, be received.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on
Finance and Administration.
(April 14, 1977)

1977 Supplementary Capital Budget.
(Clause 1)

Prior to considering this report, a letter, dated April 11, 1977, from the Hastings Sunrise COPE Committee was noted, requesting to appear as a delegation on the matter of the P.N.E. rent revenue.

MOVED by Ald. Rankin

THAT the delegation request be granted.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy,
Puil and the Mayor opposed)

MOVED by Ald. Brown

THAT recommendation 'A' of the Committee, concerning the \$500,000 P.N.E. rental, be approved.

- (carried unanimously)

MOVED by Ald. Harcourt (in amendment)

THAT the \$500,000 P.N.E. Rental monies be used for projects in the North-East sector of the City.

- LOST

(Ald. Bellamy, Brown Ford, Gerard, Gibson, Kennedy,
Marzari, Puil and the Mayor opposed)

The amendment having lost, the motion by Alderman Brown was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Puil

THAT recommendation 'B' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)1977 Supplementary Capital Budget (Cont'd)

MOVED by Ald. Gibson

THAT the Lighting Console for the Queen Elizabeth Playhouse totalling \$115,000 be approved and funds be appropriated from Unallocated Reserve.

- CARRIED

(Ald. Brown opposed)

MOVED by Ald. Brown

THAT recommendation 'D' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT \$100,000 be deleted from the \$1,125,000 requested by the Park Board for park development and redevelopment, the Park Board to decide projects to be cut or reduced.

- CARRIED

(Ald. Gibson opposed)

MOVED by Ald. Gibson

THAT the balance of the shortfall amounting to \$335,228 be taken from the \$1,500,000 leaving a total of \$1,164,772 for Capital Reserve unallocated.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson

THAT the remainder of the allocations be approved as outlined in the Manager's report.

- CARRIED UNANIMOUSLY

The Council recessed at 4.10 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.55 p.m. with the same Members present.

COMMUNICATIONS OR PETITIONS

1. Lack of Open Space in False Creek Development.

The Council noted a letter dated April 6, 1977, from the Park Board concerning False Creek Developments and the lack of playing fields and public open space. Reference was made to two resolutions of the Park Board, as follows:

"RESOLVED THAT the Board advise City Council of their extreme concern with the inadequate playing field provision in plans for the North side of False Creek and request City Council to consider designating the proposed "Yale Lake" water area as open green space for active recreation purposes."

Cont'd.....

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COMMUNICATIONS OR PETITIONS (Cont'd)

Lack of Open Space in
False Creek Development (Cont'd)

"RESOLVED THAT the Board again advise City Council of concern regarding the lack of useable public open space commitment in all areas on the south side of False Creek."

MOVED by Ald. Ford

THAT the letter from the Park Board be received.

- CARRIED UNANIMOUSLY

2. P.N.E. Sale of Beer
at Sporting Events.

Under date of April 13, 1977, the President of the Pacific National Exhibition, submitted the following letter:

" The Board of Directors of the Pacific National Exhibition, at a meeting on March 11, 1977, passed the following resolution:

MOVED by Donald Bellamy

SECONDED by George Wainborn

That the PNE seek City Council's approval for the serving of beer, under the existing Liquor Control Board regulations, in the PNE facilities for sporting events on a one year trial period; further, that the beer would be dispensed to the consumer in paper containers and at no time would bottles leave the concessionaire.

CARRIED

May I draw to your attention the fact that the resolution was passed on the recommendation of the Executive and Facilities Committees following a thorough study of the new B.C. Liquor Control Board regulations in respect to the sale of beer at athletic functions, discussions with and inspections of the grounds and affected facilities by Mr. Vic Woodland of the B.C. Liquor Control Board. Mr. Woodland stated he is prepared to recommend the sale of beer subject, of course, to the required approval by council and the tenant.

Also researched was the sale of beer at similar facilities across Canada, such as the Winnipeg Stadium, and problems, if any, encountered at such facilities. Beer has now been sold at the Winnipeg Stadium for five years.

You will also notice that we are asking your approval for a one-year only trial period.

At the moment we are only considering the sale of beer at games staged by the Vancouver Professional Soccer Club and as requested by that Club.

If Council would like to discuss this matter further before coming to a decision, we would be most happy to present further details, although Alderman Don Bellamy, Chairman of our Facilities Committee, is fully conversant with the matter. "

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)P.N.E. Sale of Beer
at Sporting Events.(Cont'd)

With the permission of the Mayor, Mr. Herb. Capozzi, representing the Whitecaps Soccer Club, and Mr. Dal Towne, representing the P.N.E., addressed the Council in support of the request.

The Mayor asked Mr. Towne if the P.N.E. would be prepared to accept full responsibility in respect of control and policing if permission were granted to serve beer. Mr. Towne replied in the affirmative.

MOVED by Ald. Puil

THAT the Pacific National Exhibition's request, as outlined in its letter of April 13, 1977, be approved on a trial basis for one year at Whitecaps Soccer Club games.

- LOST

(Ald. Brown, Gerard, Gibson, Kennedy, Marzari,
and Rankin opposed)

3. Annual School Safety
Patrol Banquet.

The Council noted the annual request from the Police Department for \$3,200 towards the Annual School Safety Patrol Banquet arrangements.

Council also noted a proposal by the City Clerk that Council instruct the Chief Constable to include this item in his annual budget in future.

MOVED by Ald. Rankin

THAT \$3,200 be approved towards the Annual School Safety Patrol Banquet arrangements and, in future the Chief Constable include an allocation for this event in his annual budget.

- CARRIED UNANIMOUSLY

4. Canada Day Birthday Celebration

Council had for consideration the following memorandum from the Mayor, dated April 14, 1977, regarding Canada Day Birthday Celebration on June 30, 1977:

" Under the auspices of Council for Canadian Unity the Canada Week Committee for British Columbia is planning a very special "celebration" in Vancouver on the evening of 30 June which, to proceed successfully, requires the permission of Council and the co-operation of City Hall beginning now. The object of this major, rather unique, event will be to highlight and to emphasize how proud our community is to be Canadian. By attracting many thousands of our citizens to attend the open air festivities would be an impressive demonstration, indeed a proclamation, to the rest of Canada that those of us living here on the farthest western extremity of the nation stand firmly in favour of a strong, united country!

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)Canada Day Birthday Celebration (Cont'd)

Preliminary arrangements have already been undertaken, and the response to overtures thus far made has been speedy and positive on the parts of various groups and individuals representative of a cross section of our City. The actual detailed program is yet to be finalized, but at the present time it is proposed to hold the "celebration" (including a pageant specially commissioned, music, dancing, and the like) from 8 p.m. through approximately 11:00 p.m. At about 9 o'clock, 500 people who will have just received their Canadian citizenship, accompanied by a thousand of their relatives and friends, will join the festivities in Pied Piper fashion following their formal ceremony (the largest ever held in any one place), which is to take place in an adjacent hotel.

The organizers require Council support for appropriate signing and barricading (plus attendant crowd control and cleaning up measures) which will be required in order to provide adequate space for the considerable number of citizens involved as well as to help engender the kind of town square atmosphere that is essential to make such a "celebration" the kind of history-making occasion it should be.

I RECOMMEND that Council give sanction to the activities planned by the Canada Week Committee in commemoration of our National Birthday with specific reference to the "celebration" on the night of 30 June, and that the relevant departments affected be directed to work with the organizers so that the occasion is a success and a tribute to our community consciousness and spirit of Canadianism."

In considering this letter, Mr. Pearkes addressed the Council and also requested the co-operation and expertise of the Theatre Manager in respect of programs which may be held in the Civic Theatres. The Mayor agreed and suggested Mr. Pearkes contact the Mayor's office.

MOVED by Ald. Kennedy

THAT the recommendation of the Mayor, as contained in his memorandum of April 14, 1977, be approved and the City provide the appropriate signing, barricading, crowd control and cleaning measures at no charge.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

5. Vancouver City Planning Commission
Council Appointees.

In a letter dated April 18, 1977, the Mayor recommended Alderman Ford and Alderman Kennedy as the Council appointees to the Vancouver City Planning Commission.

MOVED by Ald. Bellamy

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)

6. Neighbourhood Improvement Program - 1977.

The following letter dated April 6, 1977, from the Minister of Municipal Affairs and Housing, was submitted for Council's consideration:

" It was indeed a pleasure for me to be able to jointly announce with Federal Urban Affairs Minister Andre Ouellet, that your (municipality has been granted a total of two million, two hundred and fifty thousand dollars (\$2,250,000) under the Neighbourhood Improvement Programme. For your information, these funds are made up as follows:

Federal Grant of	Provincial Grant of	Total Grant of
\$1,500,000	\$750,000	\$2,250,000

As you are aware, this is a joint Federal-Provincial Programme and if you haven't been contacted already by officials of my Ministry and of Central Mortgage and Housing Corporation for the purpose of clarifying details of programme operations and cash flow, then I would advise that such a contact will shortly be made by responsible officials of the Federal-Provincial partnership in order that a complete initial programme review can be undertaken.

The arrangements for these initial meetings will be co-ordinated by Mr. R. Skelly, Regional Manager - Ministry of Municipal Affairs and Housing, and Mr. P. Osborne, Branch Manager of Central Mortgage & Housing Corporation, for your municipality.

For your review at this time, I am enclosing a copy of the Agreement entered into between the Province and Central Mortgage & Housing Corporation for purposes of this programme. Should your perusal of this document raise questions regarding content, these will be answered by the appropriate officials when the aforementioned meeting is convened.

I wish you every success in this worthwhile undertaking. "

MOVED by Ald. Puil

THAT the foregoing letter from the Minister of Municipal Affairs and Housing, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 15, 1977

Works & Utility Matters
(April 15, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Spur Track Crossing - Stewart and Rogers Streets North of Powell
- Cl. 2: Reconstruction of Sewer on Cambie between Cordova and Hastings
- Cl. 3: Electric Power Failure at the Queen Elizabeth Theatre
- Cl. 4: Watermain Construction - Kent Avenue
Contract No. 7610

Cont'd...

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(April 15, 1977) (Cont'd)

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(April 15, 1977)

Progress Report - Waterfront
Fish and Produce Market
(Clause 1)

MOVED by Ald. Bellamy

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(April 15, 1977)

821 Drake Street -
Condition of Building
(Clause 1)

In considering this clause a letter, dated April 6, 1977, was noted from the owner of 821 Drake Street, Mrs. B. Shillabeer. Mrs. Shillabeer also addressed the Council briefly and again explained some of the problems she is experiencing in completing the necessary repairs.

Mr. N. McClellan - Housing Control Co-ordinator, Permits and Licenses Department, indicated that the state of the chimney is critical and immediate repairs are necessary, or it should be removed.

Mrs. Shillabeer was asked to attend to this particular matter within one month. The City Manager was asked to note this for early discussion with the Mayor.

MOVED by Ald. Rankin

THAT Mrs. Shillabeer be granted a one month extension to remove or repair the chimney, and an extension of three months to complete all other necessary repairs and renovations.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(April 15, 1977)

Granville Mall Activities
(Clause 1)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Rankin was opposed in respect of amendments
to the By-law only)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters
(April 15, 1977)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Student - Summer Employment with the Property Endowment Fund
- Cl. 2: Auto Allowance for City Employees
- Cl. 3: Bank Accounts required for Deposits of City Funds
- Cl. 4: Pacific National Exhibition Request to Borrow \$500,000
- Cl. 5: Champlain Heights Development Group - Areas E and F - Financing and Budget Report
- Cl. 6: 'Quarterly Review'

Clauses 1, 2 & 3.

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

P.N.E. Request to Borrow \$500,000
(Clause 4)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Development
Group - Finance & Budget Report
(Clause 5)

In considering this clause, the Project Manager, Mr. J. Moodie, was asked to report on the eligibility of residential development for a Housing Incentive grant, and also the eligibility of the proposed community facilities for a Community Recreation grant.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

'Quarterly Review'
(Clause 6)

MOVED by Ald. Harcourt

THAT this clause be referred to the next meeting of the Finance and Administration Committee for consideration and report to the next meeting of Council.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Personnel Matters
(April 15, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Personnel Regulation 248 - Training
- Cl. 2: 'Training in T.A. -- Gestalt' Workshop
Attendance: One Employee, Health Department

Personnel Regulation 248 - Training
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

'Training in T.A. -- Gestalt' Workshop
Attendance: One Employee, Health Dept.
(Clause 2)

MOVED by Ald. Bellamy

THAT the recommendation of the Director of Personnel Services, as contained in this clause, be approved.

- CARRIED

(Ald. Brown, Kennedy and the Mayor opposed)

Property Matters
(April 15, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Leasing Portion of 1st Avenue Roadway Adjacent to 1775 Clark Drive (S/W Corner 1st Avenue and Clark Drive)
- Cl. 2: Lease Renewal of 111 Alexander Street
- Cl. 3: Burrard Street Widening - 2040 Burrard Street
- Cl. 4: Establishing a Strip of City-owned Property for Lane Purposes - 1822 West 2nd Avenue
- Cl. 5: Establishing a Strip of City-owned Property for Lane Purposes - E/S Nanaimo north of 26th Avenue

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

B. Tender 771 - Street Pavement and Curb
Tender 772 - Lane Pavement.

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 5.55 p.m. to reconvene in the Council Chamber in Open Council at 7.30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

DELEGATIONS (cont'd)

Harbour Park

Earlier this day, Council received a delegation from the National Harbour Board submitting its proposal for development of the Harbour Park site. At this time, Council heard representations from the following:

- Commissioner Fraser, on behalf of the Park Board, expressed the City-wide significance of the total Harbour Park site and endorsed Council's resolution of September, 1976, that this property be retained for public use. By public use, the Board means the site should be open to every member of the public and could be used for public facilities such as a marina, restaurant, etc. The Park Board also suggested that this site be under the care, custody and control of the Park Board.
- Mr. A. Cowie and Mr. J. Shumiatcher, representing Allarco Development Corporation, with the aid of drawings, illustrated their proposed scheme. This scheme would include strata title condominium housing in one section of the park as well as various public amenities.
- Mr. F. Low Beer and Mr. R. Iredale, by means of drawings, made a presentation on behalf of The Save the Entrance to Stanley Park Committee. A brief was filed illustrating the development concept. The proposal is in three phases. The first phase would remove the majority of the fill from the site while retaining sufficient land area for park-related activities. Phase II would create a new entrance to Stanley Park including a new park drive, park transit way and waterfront walk. Phase III would result in three piers below the Georgia Street level reaching out into the marine basin. The top levels would provide recreational activities, some commercial development, tourist facilities, etc., as well as covered parking for up to 250 cars.
- Mr. G. Clark and Mr. V. Plavsic filed a brief and, by means of sketches, illustrated Harbour Ferries Limited proposal. The proposal would provide facilities for Harbour Ferries terminal and marine administration offices. It was suggested the primary buildings could be used for a new location for the Art Gallery or the School of Art, or alternatively, an ethnic cultural centre.
- Mr. R. Guerins and Mr. D. Smith, using sketch drawings, illustrated the proposal for a Native Development Village. They also circulated a brief. The proposed development would provide an opportunity for citizens to become familiar with West Coast Indian culture and heritage. There would be a convention centre, a theatre, other cultural facilities and commercial space.
- Mr. S. Gotlieb and Mr. D. Stewart circulated a brief outlining their proposed development. They also used sketch plans to illustrate the proposal as well as a model. Their proposal emphasized the transition between park and City, land and water and man and nature. A number of commercial facilities were proposed as well as professional offices and a low-rise residential complex.

cont'd....

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DELEGATIONS (cont'd)

Harbour Park
(cont'd)

- Miss L.A. Millington presented a brief on behalf of King George Secondary School teachers urging that Harbour Park be retained as parkland with particular emphasis on recreational facilities.

MOVED by Ald. Kennedy,

THAT recommendation A of the City Manager be received and recommendations B and C be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

THAT recommendation D be approved.

- CARRIED

(Aldermen Kennedy, Marzari and Rankin opposed)

MOVED by Ald. Puil,

THAT the Director of Planning report on the possibilities of the City re-negotiating with the National Harbours Board the water lot leases on this site. In addition, the Director of Planning investigate transfer of the Harbour Park site development rights to the property on the south side of Georgia Street across from Harbour Park, and anticipated return to the City from this;

FURTHER THAT the City Engineer, in consultation with the Director of Planning, undertake a major review of the traffic situation in the total area which could be affected by development of the Harbour Park site.

- CARRIED UNANIMOUSLY

Council noted a letter from the Vancouver Council of Women setting forth its suggestion for use of the Harbour Park site.

MOVED by Ald. Harcourt,

THAT the letter from the Vancouver Council of Women on Harbour Park site and Stanley Park access, be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee
on Community Services,
March 31, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Kitsilano Workshop - Grant
- Cl. 2: Ray-Cam Co-operative Centre Operating Budget
- Cl. 3: Complaints re Tax Buyers
- Cl. 4: Diet of Persons on Welfare

Kitsilano Workshop - Grant
(Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Standing Committee on
Community Services
(March 31, 1977) (Cont'd)

Ray-Cam Co-operative Centre
Operating Budget.
(Clause 2)

MOVED by Ald. Rankin

THAT Council grant \$89,390 to the Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1, 1977 to January 31, 1978:

FURTHER THAT an additional grant of \$1800 to purchase a suitable van from the City be also approved.

(Ald. Brown, Gerard, Kennedy
and Puil opposed)

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

MOVED by Ald. Brown

THAT Council grant \$74,555 to the Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1, 1977 to January 31, 1978:

FURTHER THAT an additional grant of \$1800 to purchase a suitable van from the City be also approved.

(Ald. Marzari opposed)

- CARRIED BY THE
REQUIRED MAJORITY

MOVED by Ald. Harcourt

THAT the balance of \$14,835 not approved, be referred back to the Community Services Committee for further consideration and report.

(Ald. Gerard opposed)

- CARRIED

Complaints re Tax Buyers
(Clause 3)

In considering this clause, a memorandum from the Director of Permits and Licenses was noted, informing Council that Imperial Credit Protectors had turned in their 1977 business license and the Company was permanently closed for business, Metro Brokers Ltd., has also turned in its 1977 business licenses and closed its office.

MOVED by Ald. Rankin

THAT the recommendations contained in this clause be tabled.

- CARRIED UNANIMOUSLY

Diet of Persons on Welfare
(Clause 4)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, April 19, 1977. 17

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

II. Report of Standing Committee
on Transportation,
March 31, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Charter Limousine Licenses
- Cl. 2: Gasoline Retailing

Charter Limousine Licenses
(Clause 1)

MOVED by Ald. Kennedy

THAT applications for limousine licenses be issued by the License Inspector after making full enquiry as to the fitness of the drivers and vehicles, the total number of licenses in the City, and the economic viability of the operation; and that appeals from such decisions of the License Inspector be heard by City Council as provided by the Vehicles for Hire By-law.

- (amended)

MOVED by Ald. Ford (in amendment)

THAT the words "the total number of licenses in the City and the economic viability of the operation" be struck from the foregoing motion.

- CARRIED

(Ald. Rankin opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT applications for limousine licenses be issued by the License Inspector after making full enquiry as to the fitness of the drivers and vehicles; and that appeals from such decisions of the License Inspector be heard by City Council as provided by the Vehicles for Hire By-law."

Gasoline Retailing
(Clause 2)

Following further discussion on recommendation 'A' it was

MOVED by Ald. Harcourt

THAT this matter be referred back to the Transportation Committee for further consideration and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendation 'B' as contained in this clause, be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Finance & Administration,
March 31, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Provincial Youth Employment Program - PYEP '77
- Cl. 2: Vancouver Art Gallery - 1977 Grant Request
- Cl. 3: Security Service at Britannia Centre
- Cl. 4: Annual Review - Permit Fees

Clauses 1 and 2.

MOVED by Ald. Brown

THAT the recommendations of the Committee as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.)

Clauses 3 and 4.

MOVED by Ald. Rankin

THAT the recommendations of the Committee as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development,
April 7, 1977

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Status of Rezoning Applications
- Cl. 2: Commercial Development - Phase 1, Area 6,
False Creek
- Cl. 3: Champlain Heights - Central Walkway
- Cl. 4: Townhouses in RS-1 Areas
- Cl. 5: Offices in Industrial Areas

Clauses 1,2 & 3.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Town Houses in R.S.1 Areas
(Clause 4)

Prior to consideration of this clause, the Director of Planning advised Council that Mr. Musson, who had initiated the proposed town-house development, had now withdrawn his application.

MOVED by Ald. Harcourt

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)Standing Committee on
Planning & Development (Cont'd)Offices in Industrial Areas
(Clause 5)

MOVED by Ald. Gerard

THAT this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

SECONDED by Ald. Kennedy

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND SECTION 13 OF
BY-LAW NO. 4299, BEING THE
VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4848,
BEING THE WATERWORKS BY-LAW

MOVED by Ald. Harcourt,

SECONDED by Ald. Brown,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,

SECONDED by Ald. Brown,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4702,
BEING THE BUILDING BY-LAW
(Certificate of Occupancy)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4792,
BEING THE GRANVILLE MALL BY-LAW

MOVED by Ald. Gibson,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Establishment of Land for Lane
Purposes (1822 West 2nd Avenue)

MOVED by Ald. Puil
SECONDED by Ald. Ford

THAT WHEREAS the City of Vancouver is the registered owner of Lot 16, Block 227, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the South 2 feet of Lot 16, Block 227, District Lot 527, Plan 590 be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

- B. Establishment of Land for Lane
Purposes (E/S Nanaimo North of
26th Avenue)

MOVED by Ald. Puil

SECONDED by Ald. Ford

THAT WHEREAS the City of Vancouver is the registered owner of Lot 1, Block 1, South $\frac{1}{2}$ of Section 46, T.H.S.L., Plan 2440;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the East 4 feet of Lot 1, Block 1, South $\frac{1}{2}$ of Section 46, T.H.S.L. be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

1. Kitsilano Tidal Pool

In considering this motion it was noted that delegation requests had been received from the Kitsilano C.O.P.E. Committee and the Kitsilano Community Forum, wishing to speak in support of a Public Meeting on the matter.

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT WHEREAS the closing of Kits Pool could possibly occur at the end of August this year due to alleged health violations;

AND WHEREAS the voters have three times rejected a Parks Board capital works program including certain expensive renovations of the pool;

AND WHEREAS the Kitsilano Community Forum has unanimously asked to appear before City Council to urge them to call for a public meeting on the question of the health hazard, the question of renovations plans and proposed financing;

AND WHEREAS there is the need for the widest possible discussion in connection with the pool closure;

THEREFORE BE IT RESOLVED THAT City Council jointly sponsor with the Park Board a well advertised public meeting in Kitsilano within one month to ascertain citizen opinion on this matter.

- CARRIED UNANIMOUSLY

2. Proposed Downtown Federal
Government Office Building

MOVED by Ald. Marzari

SECONDED by Ald. Rankin

THAT WHEREAS it has been a long standing policy of Vancouver City Council that it supports the Liveable Region proposals of the G.V.R.D. and a policy of controlled downtown growth;

AND WHEREAS the Federal Government was requested twice by Council to consider decentralizing its new building to one of the Regional Town Centres to set a public example for private developments;

Cont'd....

MOTIONS (Cont'd)Proposed Downtown Federal
Government Office Building (Cont'd)

AND WHEREAS Downtown Vancouver already contains massive amounts of empty commercial space;

THEREFORE BE IT RESOLVED THAT Council reaffirm its position on the Federal Government's plan to build one million square feet of new office space in Downtown Vancouver.

- (deferred)

Prior to consideration of the above motion the Council noted a letter from the Heritage Advisory Committee, dated April 12, 1977, urging Council to oppose the Government's intention and instead make use of existing historical buildings which could be regenerated.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT the foregoing motion be deferred until May 10, 1977, pending a report from the Director of Planning, City Engineer and G.V.R.D. Planners on the result of an informal meeting held earlier this day with Ministry of Works officials on the proposed Downtown Federal Building.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Rankin, and recognized by the Chair:

MOVED by Ald. Rankin

THAT WHEREAS Jericho, with all the old hangars, is a precious site for the City;

AND WHEREAS the uses to which it can be put are almost limitless;

AND WHEREAS the Parks Board ignores the requests of at least 27 civic activity groups for use of the hangars, and refuses to develop a comprehensive plan involving the retention of all the hangars;

AND WHEREAS the Minister of Urban Affairs, Andre Ouellet, has stated that, "There are a number of Federal programs available to support projects which might be consistent with Vancouver's desire for Jericho. Once appropriate Vancouver authorities determine their plans for Jericho, Federal officials would be prepared to discuss this matter and determine if further Federal financial assistance is desirable and possible."

THEREFORE BE IT RESOLVED THAT

1. Vancouver City Council declare itself to be the appropriate Vancouver authority; that it will prepare a detailed plan within two months' time; and that this plan will involve the retention of all the hangars and their conversion, at a minimum cost, into buildings meeting all health and safety standards;

Cont'd....

NOTICE OF MOTION (Cont'd)

Jericho Hangars (Cont'd)

2. Vancouver City Council convene, within one month's time, a public meeting on the subject where briefs will be received and an ongoing Vancouver City Council - Citizens' Jericho Committee be set up and funded by Council to complete the plan and carry out negotiations with the Federal Government.

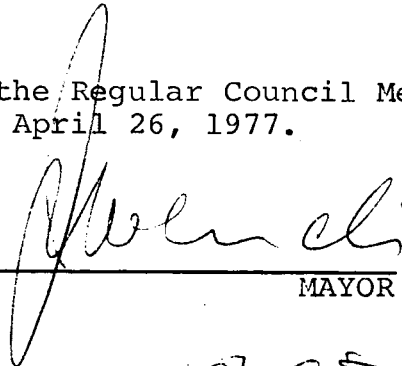
(Notice)

* * * *

The Council adjourned at 11.15 p.m.

* * * *

The foregoing are Minutes of the Regular Council Meeting of April 19, 1977, adopted on April 26, 1977.



MAYOR



CITY CLERK

Manager's Report, April 15, 1977 (WORKS A1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Spur Track Crossing, Stewart and Rogers Streets North of Powell

The City Engineer reports as follows:

"United Grain Growers Ltd. has applied to cross Stewart Street and Rogers Street with a spur track to serve their property on the south side of the Burrard Inlet. This is in addition to an existing track serving the same premises.

I RECOMMEND that

- (a) The application be approved subject to the conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services and subject to obtaining concurrence of the National Harbours Board as they are presently negotiating to acquire this portion of Stewart Street from the City.
- (b) Your Engineer be authorized to sign the application plan (to the Canadian Transport Commission) on behalf of the City after:
 - i. the plan has been amended to his satisfaction.
 - ii. United Grain Growers Ltd. has executed the said railway crossing agreement.
- (c) The agreement be executed on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Reconstruction of Sewer on Cambie Street Between Cordova and Hastings

The City Engineer reports as follows:

"The existing 24-inch sewer on Cambie Street between Cordova and Hastings, originally constructed prior to 1910, has been found to be in very poor condition and must be reconstructed immediately. The estimated total cost is \$106,000.

I RECOMMEND that the appropriation for Sewers Capital Account 111/6801, 'Reconstruction of Old Sewers,' be increased by \$106,000 to permit the reconstruction of this sewer on Cambie Street. The necessary funds are available from Sewers Capital Account 118/7904, 'Sewer Replacement Unallocated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Electric Power Failure at the Queen Elizabeth Theatre

The City Engineer reports as follows:

"On August 24, 1976 at 2:03 p.m., an electric power failure occurred at the Queen Elizabeth Theatre caused by a transient high voltage spike. One transformer, one transformer tap changing switch and one of two electric services to the Theatre were damaged. The cause of the transient is unknown. Repairs were effected by two local manufacturers, Westinghouse Canada Ltd. and Electric Power Equipment Ltd. In addition to the repairs, lightning arresters were installed to provide future high, transient voltage protection and the switch gear was modified to comply with B. C. Hydro's current standards. The total cost was \$15,236.31 of which \$12,731.91 was for repairs and \$2,504.40 was for modifications.

I RECOMMEND that \$15,236.31 be approved in advance of the 1977 operating budget to cover the costs incurred restoring the electric service to the Queen Elizabeth Theatre."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Manager's Report, April 15, 1977 (WORKS A1 - 2)

4. Watermain Construction - Kent Avenue
Contract No. 7610

The City Engineer reports as follows:

"Tenders for the above were opened on March 28th, 1977 and referred to the City Engineer for report.

Tenders for the labor portion only, of the installation of approximately 9800 feet of ductile iron watermain were returned on March 28, 1977, for this contract and are reported as follows:

Globe Excavations Ltd., North Vancouver	\$216,034.79
C. Victor Koran Ltd., Delta	\$222,733.80
City of Vancouver	\$248,287.25
H. B. Contracting Ltd., Surrey	\$248,783.52
United Contractors Ltd., Vancouver	\$294,042.16
Westwater Construction Ltd., Surrey	\$470,360.00

The material for Kent Avenue has previously been purchased as part of the City's normal tender for water pipe.

The funds for this project are available from Water Works Capital Account 121/2049.

The City Engineer RECOMMENDS that the work on the above contract be awarded to Globe Excavations Ltd., and Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 611-612

MANAGER'S REPORT, April 15, 1977 (HARBOURS: A-3 - 1)

HARBOURS AND PARKS MATTERS

INFORMATION

1. Progress Report - Waterfront Fish and Produce Market

The Director of Planning reports as follows:

"BACKGROUND

Council began actively seeking both a fishermans Wharf and a Farmers Market in 1973. The vicinity of the foot of Columbia Street on Burrard Inlet was determined to be the most desirable location for either such market and subsequent studies have confirmed this conclusion.

Council on March 8th, 1977 approved recommendations of the Standing Committee on Planning and Development including:

- (c) THAT the National Harbours Board proposal for a Market on the Central Waterfront be approved in principle, subject to approved funding and appropriate City Officials being involved.

The City made application for Federal Urban Demonstration Program Funds in the amount of \$6,000,000. of which \$500,000. would apply to the potential Waterfront Market.

An implementation schedule was prepared aimed at opening the market by mid June, 1977 to coincide with the beginning of the vegetable and fruit produce season. In the absence of any decision on Federal funding and in order that this schedule not be compromised, Council on March 29th approved an appropriation of \$20,000. for necessary design work preparatory to permit approval and construction.

CURRENT PROGRESS

1. Design - Design work is on schedule. Consultants to the City have carried out further design work and a development permit application has been submitted. Structural analyses of the main building and the Habitat modules are being carried out in consultation with City Staff preparatory to the Building Permit Application.
2. Lease Negotiations and Management - Port of Vancouver staff have suggested a direct lease from the N.H.B. to either a vendors association or one major vendor, who would then hire a manager and be responsible for daily management of the market. There would be a separate direct lease to the operator of the parking lot.

In addition, there would be a three part steering committee (N.H.B., City and Vendor representative) which would monitor operators and be responsible for such things as conformity to appropriate marketing regulations, balance and type of outlets, etc. The exact responsibilities of the Steering Committee are being drafted.

Previous leasing and management assumptions involved a lease to the City which could in turn lease to vendors and supervise the management. This new N.H.B. proposal is now generally favoured by Planning Department and Properties Division staff due to:

- i) reduced staff time involvement
- ii) possible faster implementation and easier CPR crossing agreement
- iii) reduced user appeals to Council

Continued . . .

MANAGER'S REPORT, April 15, 1977 (HARBOURS: A-3 - 2)

Clause No. 1 Continued

3. Economic Feasibility - The proposed market's feasibility has recently been examined by both Port of Vancouver and City Staff. In summary, estimates indicate reasonable annual return on both the market and associated parking lot areas on the basis that the grant from the Federal Government becomes available.
4. Federal Funding Timing - The City's application for Urban Demonstration funds was made some two months ago. Since that time the Mayor has forwarded a brief dated March 21st and a telegram dated April 7th emphasizing the need for an early Federal commitment.

SUMMARY

Both the proposed market and associated parking area are estimated to provide net operating revenues, from which a portion could accrue to the City of Vancouver. Current design work will proceed to the development and building permit stage (end of April).

If requested funding is not available at the time it is estimated that the project may no longer be feasible for 1977. "

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 612

Manager's Report, April 15, 1977 (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. 821 Drake Street

On February 25, 1975, City Council passed a resolution to consider the above building under Section 324A of the Vancouver City Charter to declare the building a nuisance. Mrs. Shillabeer, one of the owners has appeared before Council on three occasions with the last appearance on December 14, 1976, when Council passed the following motion:

"THAT Mrs. Shillabeer be granted an extension of three months to complete the necessary repairs and renovations."

The Director of Permits and Licenses reports as follows:-

"Following Mrs. Shillabeer's appearance before Council a repair order with respect to the defective front and rear porches, pantry and chimney was delivered to her.

On March 29, 1977, our Inspection Services reported that a new duroid roof had been installed and that some minor attempt had been made to repair the roof of the front porch and the roof of the pantry but the porches, pantry and chimney are still in a defective structural condition. The report further indicated that the building was still unoccupied but secure.

In the opinion of the City Building Inspector, the chimney is structurally dangerous and should be removed immediately. As nothing has been done to repair the structural condition of the porches and pantry, two options appear open for Council's consideration:

- A. Council may wish to instruct the City Building Inspector to serve a notice on the owner stating that the structure be demolished, removed or brought up to a standard specified by the Building By-law within a period of ten (10) days of the receipt of such notice. If the notice is not complied with, the City Building Inspector is authorized to engage workmen to enter on the premises and carry out such work of demolition, removal or amendment as he considers necessary. The cost incurred by the City when certified by the Director of Finance, if not before collected, may be entered by the Collector of Taxes in the Real Property Tax Roll next prepared after the receipt of such certificate and collected in the same manner as ordinary municipal rates of the City.

OR

- B. Declare the building a nuisance under Section 324A of the Vancouver City Charter and order it to be removed or pulled down."

The City Manager notes that the matter has been before Council for more than two years, and RECOMMENDS that Council proceed with Option A.

FOR COUNCIL ACTION SEE PAGE(S) 612

MANAGER'S REPORT, April 15, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Granville Mall Activities

The City Engineer reports as follows:

"The concept of the Granville Mall embraces special events and activities to highlight the 'people' oriented aspect of this distinctive development.

The Engineering Department, in concert with the Granville Mall Committee, Social Planning Department and other interested parties, supports events to meet the intent of the Mall. Notwithstanding this, some proposals are amended and others abandoned because of technical violations of the Street and Traffic By-law. These laws are general in application and were designed for streets not having the specially widened sidewalks that have been introduced on Granville Mall. From a traffic standpoint, these restrictions can be relaxed for the Mall.

A recent request for such an event has been 'held' pro tem pending Council's consideration of this report. The event proposed would be a clear violation of Section 66 of the Street and Traffic By-law which states:

'No person shall place, or cause or suffer to be placed by any person in his employ or under his control, any merchandise, vehicle, chattel or wares of any nature on any street, sidewalk or boulevard for the purpose of sale, or display or for any other purpose whatsoever, except in the actual course of receipt or delivery or to use any portion of any sidewalk for the purpose of selling any goods, wares, or merchandise of any nature or for measuring, packing, or unpackaging goods, wares or merchandise. Provided, however, that the provisions of this section shall not apply to any person duly authorized to conduct street vending, pursuant to the Street Vending By-law.'

The problems encountered relate mainly to 'merchandise', 'wares' and 'sale' and 'display'. Proposals, by individual companies, businesses or stores which would contribute significantly to the intended atmosphere of the Granville Mall, invariably are designed to promote sales and will utilize merchandise or wares. Apart from the legal conflict, these festivities would meet the gala intentions for the Mall and, in this light, should be permitted.

Accordingly, it is RECOMMENDED that:

- A. The Granville Mall By-law be amended so that Section 66 of the Street and Traffic By-law does not apply to Granville Mall.
- B. The Granville Mall By-law be amended to incorporate a section the same as Section 66 of the Street and Traffic By-law, but with the proviso 'without first obtaining therefor the written permission of the City Engineer'.
- C. That the Director of Legal Services be instructed to prepare and present the necessary amendments to the Granville Mall By-law."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 612

Manager's Report, April 15, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Student - Summer Employment with the
Property Endowment Fund

The Director of Finance reports as follows.

"In the summer of 1976, a student was hired to perform a detailed analysis of City owned properties to provide for the better management of the Property Endowment Fund. The project was not completed in its entirety in 1976 due to the large volume of work required and the fact that the student was unable to remain with the City for the required length of time. It is therefore proposed to hire a student for one month in the summer of 1977 to complete the analysis under the direct supervision of the Supervisor of Properties and the Comptroller of Accounting, who report that they do not have the staff to undertake the completion of the project.

The Director of Finance RECOMMENDS that Council approve the hiring of a student for one month in the summer at a salary to be agreed upon with the Director of Personnel Services consequent on the classification of the position. The monthly salary plus fringe benefits to be charged to the Property Endowment Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Auto Allowance for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since March 1, 1976.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 22¢ to 23¢ per mile.

The annual increase in cost to the City is estimated at \$16,100. Based on an effective date of April 1, 1977 the 1977 cost would be approximately \$12,060 which will be provided in the 1977 budget.

A copy of the report has been sent to the V.M.E.R.U., Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The Nurses Association of B.C., each of which has some members affected.

RECOMMENDED that:

- A. The revised schedule of auto allowances as per Appendix 1 be approved effective April 1, 1977.
- B. The casual auto allowance rate be increased from 22¢ to 23¢ per mile effective April 1, 1977.
- C. The estimated increase for 1977 amounting to \$12,060 be provided in the 1977 budget.

Cont'd . . .

Manager's Report, April 15, 1977 (FINANCE: A-7 - 2)

Clause #2 continued:

D. The Vancouver Public Library, The Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that these Boards follow the procedure."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

(A copy of the detailed report is on file in the City Clerks Office.)

3. Bank Accounts Required for Deposits of City Funds

The Director of Finance reports as follows:

"It has been the practice in the past for the Director of Finance to obtain Council authority each time a new bank account is required to be opened in the name of the City of Vancouver. The accounts required may be 'Chequing Accounts' or 'Transfer Accounts' depending on the circumstances and intended use of the accounts. 'Chequing Accounts' are used for deposit and expenditure of City funds and require signatories to be assigned to the account. The authority for such accounts should remain with Council.

'Transfer Accounts' however are used for safe depositing of City funds and the funds are transferred internally by the bank to the City's General Account at the Main Branch. These accounts are really extensions of the City's General Account and are open for convenience of making deposits close to city operating functions. Security provisions at the various operating centres are lessened by the use of such accounts through instituting deposit procedures regularly reducing amounts of cash on hand with less risk of loss. There are no signatories to a transfer account as monies may only be deposited and are automatically transferred to the credit of the City's General Account.

Because of the nature of transfer accounts and that they are opened with the City's banker, it is felt that the Director of Finance should have authority to open such accounts as and when required, and thus avoid the need to report to City Council each time such an account is required.

It is therefore RECOMMENDED that the Director of Finance be authorized to open 'transfer accounts' in the name of the City of Vancouver with the Bank of Montreal, at convenient Branches of the Bank as and when required and solely for the deposit of City funds to be transferred to the City's General Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

4. Pacific National Exhibition - Request to Borrow \$500,000

The Director of Legal Services reports as follows:

"The following letter has been received from Mr. Erwin M. Swangard, President of the Pacific National Exhibition:

'We refer to Agreement dated March 9, 1977 supplemental to the Indenture of Lease of December 10, 1963 between the City and Pacific National Exhibition, and particularly to Paragraph 5 thereof. The Exhibition is desirous of borrowing \$500,000.00 for the purpose of making the payment provided for by that paragraph. This letter is to request the approval of the Council of the City of Vancouver in respect of such borrowing in accordance with the terms of our Lease.'

Cont'd . . .

Manager's Report, April 15, 1977 (FINANCE: A-7 - 3)

Clause #4 continued:

Section 5 of the recently concluded amending agreement provides as follows:

'If the Lessee desires to borrow the whole or any part of the said sum (\$500,000) for the purpose of making such payment, then the Lessor will take such steps and give such approvals and other assistance as may be necessary to empower the Lessee to make such borrowings.'

It is therefore RECOMMENDED that the request of the Pacific National Exhibition as set out in the letter from Mr. Swangard dated March 18, 1977, be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

5. Champlain Heights Development Group - Areas E and F -
Financing and Budget Report

The Director of Finance and the Project Manager, Champlain Heights, report as follows:

"Purpose of the Report

The intent of this report is to review the overall financial picture with respect to the development of Champlain Heights, Areas E & F. The report also requests approval for a budget for capital works in 1977 to complete the servicing for Phase I.

Brief Description of Overall Development

Areas E & F of Champlain Heights are in the extreme South East corner of the City of Vancouver. It has been the City's intent to develop approximately one hundred and thirty-nine (139) acres of land in Areas E & F for housing. It is intended that approximately two thousand and two hundred (2,200) housing units will be created of which 62.5% would be non-market or subsidized units. The plan of development was drawn up with extensive citizen participation and the implementation phase continues that tradition.

Land in Champlain Heights, Areas E & F is to be leased. That portion which is leased to non-market groups will have its value reduced by one-third in line with Council policy. The portion which is leased for market development will be leased on a prepaid basis for the highest amount possible.

In June 1976, Council approved a capital budget for engineering services, park development and project management in preparation for land development in Areas E & F. The scheduling of capital works is separated into two phases as shown on the attached map. In Phase I, servicing has generally proceeded from south to north although all enclaves will be prepared for development at approximately the same point in time. The Phase II servicing program will also involve a south to north progression although it is conceivable that the enclaves closest to Marine Drive could be available for development before some of the properties further to the north.

Progress to Date

A. Capital Works

The 1976 Champlain Heights Capital Budget included funds to complete installation of sewers, watermains and B.C. Hydro and B.C. Telephone underground utilities in the Phase I project. To date, street rights-of-way have been cleared and rough graded, and sewer and water construction has been virtually completed. Hydro and telephone installations are to be completed in the near

Cont'd . . .

Manager's Report, April 15, 1977 (FINANCE: A-7 - 4)

Clause #5 continued:

future. The 1977 capital budget is required to complete certain works in the Phase I development, particularly street construction (curbs and gutters, pavements, sidewalks), street lighting and the walkway system through the development. Preliminary works have already been initiated on the walkway system through funding from the Federal L.I.P. program and the City.

Some capital works which have been completed in the Phase II development from funds approved in the 1976 capital budget include clearing of street rights-of-way and construction of a storm sewer outfall at the south foot of Boundary Road. Additional work related to Phase II to be completed this year with previously approved funds include a watermain on Kent Avenue. Expenditures and current financial commitments to the Phase II servicing program total approximately \$485,000.

B. Planning

Areas E & F have been rezoned CD-1 with guidelines for each of the enclaves. A concept design for the park/walkway has been prepared and detailed drawings for the first phase are complete. Planning work is progressing with respect to land use in Phase II. A consultant is working with City, School Board and Park Board staff to prepare a development plan for the community services site.

C. Marketing

Enclave 1, the northernmost and least dense enclave, was sold to Daon development for \$1.4 Million. Daon have now received preliminary approval of their development permit and anticipate marketing their houses in the fall of 1977.

Three non-market enclaves were committed in November 1976 to sponsor groups:

- i) Enclave 14 to the Royal Arch Masons and Japanese Canadian Society for the development of senior citizens residences in conjunction with a personal and intermediate care facility.
- ii) Enclave 18 to La Petite Maison which is a par value (non-profit) co-operative under the organization of Shirley Schmid for the development of sixty-six (66) housing units.
- iii) Enclave 19 to the G.V.R.D. Non-Profit Housing Corporation for the development of one hundred and five (105) units of non-profit family rental accommodation.

These groups are progressing on applications for financing and some have already retained architects.

Tenders will be called in April 1977 for lease of Enclaves 2, 3 and 16.

Financing Areas E & F

The City is investing in Areas E & F to supply basic capital services such as sewers, water, roads and the park/walkway so that the area may be developed for housing. The cost of these services is currently estimated at \$11.7 Million plus financing costs of \$1.35 Million.

It is anticipated that these front end costs will be repaid to the City from the land leases. In order to start the development, initial capital sources were set aside in 1976. These included a \$2 Million Interim Financing Reserve from City sources and a \$4.24 Million sewer and water debenture which was sold September 30th, 1976. It is hoped that as work progresses and land is readied for development it can be leased immediately. These revenues will be used to finance the further stages of the capital works and repay the sewer and water debenture.

This is illustrated in Table 3, which summaries the intended financing of all of Areas E & F. The overall financing picture is presented here to provide a context for the budget request. The timing of the expenditures in Table 3 is more certain than the timing of revenues. For this reason revenues are shown

Cont'd . . .

Clause #5 continued:

as confirmed sources and expected sources. The expected revenues available in the short term are the proceeds of prepaid leases. What the table shows is that Phase I may be virtually completed using confirmed sources. However, Phase II and the repayment of the sewer and water debenture relies on the disposal of the market enclaves. If leasing does not progress as well as hoped, cash flow would be a problem that would have to be dealt with, for example, by delaying the servicing of Phase II.

A decision on whether or not to proceed with the Phase II development and possible timing should be considered later this year. However, there are two important issues which must be resolved in advance, namely:

- 1. The marketability of land in the Phase I development should be evaluated.
- 2. Transportation issues related to Boundary Road and the proposed Marine Way which affect the Phase II development should be resolved (Council has previously resolved to convene a joint Vancouver/Burnaby Council meeting to discuss Boundary Road proposals).

The financing picture presented in Table 3 assumes that major development in Phase II including servicing will commence in 1978 although the City Engineer had originally projected and based estimates on the start of Phase II in the spring of 1977. However, it is possible that if leasing of the Phase I market enclaves and problems related to street alignments and survey are resolved, the program could be initiated later in the year. Another budget report and financing review will be prepared before Phase II is begun.

In conjunction with Table 3 it should be pointed out that the \$7.4 Million surplus to the City in 1982+ represents the present value of revenues from annual leases to non-market groups and will accrue to the City at the rate of about \$650,000 per year.

Completion of Servicing of Phase I

To complete Phase I, the roads must be paved, street lights installed and the park/walkway must be developed. Further, the project management function must be funded to oversee the development and to market the land. A budget is requested at this time because in order to keep Phase I on schedule, the City Engineer wishes to tender in April. Details of the funds required to complete this work are presented in Table 1.

Table 2 draws these capital requirements together with the necessity to repay the sewer and water debenture. The 1977 capital requirements and the 1977 installment on the repayment of the sewer and water debenture exceed the funds available in 1977 by \$78,867. Since all known sources of funds have been employed in the compilation of Table 1 it is recommended that \$78,867 of park/walkway development not be undertaken until further funds are available from land lease revenues. This could be later in 1977 and would be the subject of a further report to Council.

Therefore, capital works budget to be approved in 1977 would be as follows:

Engineering Services	\$ 683,108
Parkway Development	442,683
Management	126,097
Financing Costs	<u>113,168</u>
TOTAL	<u>\$1,365,056</u>

To be funded from the following sources:

C.M.H.C. Grants	\$ 84,680
Champlain Heights	
Interim Financing Res.	<u>1,280,376</u>
TOTAL	<u>\$1,365,056</u>

Manager's Report, April 15, 1977 (FINANCE: A-7 - 6)

Clause #5 continued:

Table 3 shows total confirmed income of \$2,483,191, \$1,118,135 of this is required in 1977 for the sinking fund and interest payment on the five year sewer and water debenture. Therefore, remaining funds which may be allocated to capital works are \$1,365,056.

It should also be noted from Table 2 that, even if the development of Phase II did not proceed, the expected lease revenues from Phase I would be sufficient to repay the sewer and water debenture.

RECOMMENDATIONS

- A. THAT Council approve a capital budget for Phase I of Champlain Heights, Areas E & F as follows: (Details shown in Table 1)

Engineering Services	\$ 683,108
Parkway Development	442,683
Management	126,097
Financing Costs	<u>113,168</u>
TOTAL	<u>\$1,365,056</u>

To be funded from the following sources:

Champlain Heights, Interim Financing Reserve	\$1,280,376
C.M.H.C. Grants	<u>84,680</u>
TOTAL	<u>\$1,365,056</u>

NOTE: Detailed project management budget is subject to approval by the City Manager in a similar manner to that used in the False Creek Project.

- B. THAT \$78,867 of the amount needed to complete the park/walkway development in Phase I and included in Table 2 of this report not be undertaken until further funds are available from land lease revenues. This will be the subject of a further report to Council.
- C. THAT Council approve the reallocations shown on Table 1 and further THAT \$20,000 of the \$50,000 allocated in the 1976 budget to consultants for the parkway not be reallocated and be available for use in 1977 or 1978 for consultants to do the detailed design of Phase II of the park/walkway.
- D. THAT Council receive the expenditure and revenue estimates provided for Phase II as information. (Tables 2 and 3). Firm budgets will be submitted for approval at a later date.

The City Manager RECOMMENDS that the above recommendations of the Director of Finance and the Project Manager of Champlain Heights be approved.

CONSIDERATION

6. 'Quarterly Review'

The Director of Planning reports as follows:

"The 'Quarterly Review' is now into its fourth year of publication and it seems appropriate to review the purpose, costs, distribution policy and future directions of this periodical.

Cont'd . . .

Clause #6 continued:Purpose

The original objective of the 'Quarterly Review' was to make available, in easily readable and graphically illustrated form, a summary of trends that are occurring in Vancouver, the implications of these trends, and their relevance to planning policy. It was intended primarily for the general public, but it was also hoped that it would be of interest to persons in government, commerce and industry who have a need for up-to-date information on economic, social, and demographic factors, which affect the City of Vancouver.

The initial issue, beginning January 1974, focused primarily on population, housing, and employment trends and their implications for Vancouver. The 'Quarterly Review' now contains regular articles reviewing the economy (as it affects Vancouver) and aspects of the housing market, as well as listing recent Planning Department publications and major buildings under construction. Special articles summarize findings of studies underway or completed by the Department, provide information about what is happening in the City relevant to planning, or outline aspects of the Planning Program. In addition to facilitating public participation in the planning process, it has proven to be an invaluable resource in answering the many requests the Planning Department receives for information on the City. The Department has received many favourable comments on its contents and usefulness.

Distribution

The 'Quarterly Review' currently has a printing run of 3,500 copies -- 1,300 of these go to regular subscribers, who receive the 'Quarterly Review' in the mail free of charge. A breakdown of the current mailing list into major user groups and geographical locations shows the following breakdown:

<u>User Groups</u>	<u>Percent</u>	<u>Location</u>	<u>Percent</u>
City Hall	3	City of Vancouver	75
Other Governments & Public Services	15	Rest of Greater Vancouver	16
Schools, Universities & Libraries	12	Rest of Province	3
Businesses	31	Out of B.C.	5
Individuals (not affiliated with a company)	39	Out of Canada	1
	—		—
Total:	100		100

Copies of the 'Review' are also distributed to the Public Library, the Information Kiosk at City Hall, and other public offices where they may be picked up by interested readers. Copies of relevant issues are frequently made available in response to specific information requests.

At the present time, the 'Quarterly Review' is not advertised in any way and people must learn of it either through direct contact with the Planning Department, by seeing it on display at one of the above named places or by word of mouth. The Planning Department believes it would be appropriate to advertise its availability by including a description of it in the information brochure which is to be distributed with the property tax notices. This would provide interested citizens with the opportunity to learn more about their City, the activities of the Planning Department and how they might be affected by City actions. An evaluation of the cost of this proposal and alternative distribution policies is included below.

Costs

Expended funds (excluding staff salaries) for the 'Quarterly Review' in its first three years of publication were \$4,900 (1974), \$4,200 (1975), and \$4,600 (1976). These figures include printing and mailing charges and the cost of graphic materials used in the layout of the publication. (A significant savings occurred beginning with the third issue in 1974 when the printing was contracted to a commercial printer using a less expensive printing process.)

Staff costs are not directly charged to the 'Quarterly Review' and are consequently more difficult to calculate. Although articles are specifically written for the 'Review,' they do not involve a large amount of staff time since they are normally a synopses of other work. It is estimated that about 7 man-weeks are directly

Clause #6 continued:

attributable to publication of each issue of the 'Review' -- 4 weeks for researching and drafting articles, maintaining the mailing list and distributing copies, 1 week of stenographic time, and 2 weeks for graphic layout and presentation. Total salaries per issue are estimated to be \$2,250; total costs associated with the 'Quarterly Review' per issue as of the end of 1976 are estimated to be \$3,400 or \$1.00 per copy (based on a 3,500 printing). Since staff and graphic material costs, as well as a portion of the printing costs, are fixed and would not be higher with an increased circulation, if circulation were increased, the average cost of producing and distributing additional copies could be brought down to approximately 30¢ per copy or \$1.20 per year.

Proposed Distribution Policy

Approximately 135,000 tax notices and brochures are to be distributed. While it is impossible to predict how many requests for copies of the 'Quarterly Review' these tax notices might generate, even a one percent response would require an increase in the printing of the 'Review' and an increase in the budget approved for 1977 (\$5,500). A one percent response rate would require additional issue printing and distribution cost of about \$400.00 or \$1,600.00 a year. Higher responses would require correspondingly higher total costs. There are two main ways that this increase in cost could be handled:

1. The Planning Department could retain its policy of making the 'Review' available free of charge with the City absorbing the cost of increased printing and distribution, estimated to be approximately 30¢ per copy.
2. The Planning Department could charge an annual subscription rate to subscribers receiving the 'Review' by mail to fully cover the costs of printing and distributing those copies. This would involve a charge of \$1.00 for 1977 (to cover the July and October issues) and \$2.00 for 1978 (to cover four issues). However, it is suggested that the Department's policy of making individual copies available free of charge to persons picking them up or receiving them in response to an information request should still be retained to avoid administrative costs involved in collecting small amounts of money.

The Planning Department would prefer to retain its policy of making the 'Review' available free of charge since we believe it is in the best interests of the City to keep its citizens informed of significant trends and planning issues. The 'Quarterly Review' is a relatively inexpensive means of achieving this objective. Consequently, it is recommended that the City advertise the availability of a sample 'Quarterly Review' free of charge in the information brochure to be distributed with the tax notice. After receiving a requested sample, members of the public may then request to be added to the subscription list. This two-stage request process should limit subscribers to those who have an active interest.

Future Directions

The 'Understanding Vancouver' handbook and 'Quarterly Review' share a common objective -- the development of an awareness or understanding about Vancouver. The 'Quarterly Review' is a means to keep people up-to-date on trends and issues that are affecting Vancouver while the 'Understanding Vancouver' handbook is intended as a more comprehensive reference resource on the City. Since many of the articles in 'Understanding Vancouver' will be equally valuable 'Quarterly Review' material, beginning with the July 1977 issue, the format of the two publications will be brought more in line to avoid duplication of stenographic and graphic inputs. This will involve primarily typesetting the 'Quarterly Review.' While this is expected to add some additional costs to the Review, it is felt it will be more than compensated for by a reduction in Planning Department staff input. No net additional costs are to be incurred by this proposal.

Recommendation

It is RECOMMENDED that:

- A. The following be included in the information brochure to be distributed with the 1977 City tax notices under the section dealing with services provided by the Planning Department:

Cont'd . . .

Manager's Report, April 15, 1977 (FINANCE: A-7 - 9)

Clause #6 continued:

The Planning Department publishes the 'Quarterly Review,' a 24-page periodical which evaluates current trends and their implications for Vancouver and summarizes studies and activities of the Planning Department. If you wish to receive a sample copy of this publication, please send your name and address (and postal code) to 'Quarterly Review,' City Planning Department, 453 West 12th Avenue, Vancouver, V5Y 1V4.

- B. The Planning Department report back by September 1977 to provide Council with the number of requests that were received for the sample copy of the 'Quarterly Review,' the number of persons receiving the sample copy who have requested being put on the regular mailing list, and to receive the necessary budget approval for increased printing and distribution costs."

The City Manager submits the recommendations of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 613

A-8

MANAGER'S REPORT, APRIL 15, 1977 (PERSONNEL : A-8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulation 248 - Training

The Director of Personnel Services reports as follows:

"I have revised and updated the above Personnel Regulation and am submitting it for Council approval. The following is a brief summary of the two kinds of changes made:

(a) Wording

On all three pages changes have been made to reflect current organization and titles.

(b) City Manager's Authorization (\$) Limit

The cost of outside training, e.g. courses, seminars, symposia and workshops has about doubled since 1974. To return to relatively the same level of training funds that he may approve, his authorization (\$) limit should be adjusted upward from \$750 to \$1,500.

I am enclosing pages 1, 2 and 3 of the regulation as approved in July 1974 and have indicated the proposed changes.

I RECOMMEND that Personnel Regulation 248 - Training, pages 1, 2 and 3 be approved as revised."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

CONSIDERATION

2. "Training in T.A. -- Gestalt" Workshop
Attendance: One Employee, Health Department

The Director of Personnel Services reports as follows:

"The Western Institute for Group and Family Therapy in Watsonville, California is offering the above four week workshop from May 9 to June 4, 1977. It will be supervised by two of the most respected and distinguished therapists. Both Drs. R. and M. Goulding will be retiring later this year and this training will not be offered after 1977.

The Medical Health Officer wishes Dr. F. Bass, Medical Health Officer III, to attend. Dr. Bass, aside from his involvement with the Burrard Health Unit, is the Department's resource person on community based life style modification programs (smoking cessation, weight control, and mental health), and on issues such as motivation for and participation in preventative programs. Although the department has benefited from his previous training and clinical skills in Transactional Analysis (T.A.), he has not yet had the opportunity to undergo the intensive, sustained advanced training now requested which is essential to his career development in preventative medicine with a clinical focus on behavioral change.

Cont'd.....

MANAGER'S REPORT, APRIL 15, 1977 (PERSONNEL: A-8 - 2)

Clause No. 2 Continued:

The Provincial Minister of Health, recognizing the need for this specific training in light of public health objectives and the positive effects on clinical and community mental health services, has agreed to pay 50% (\$600) of the actual training cost. Dr. Bass will pay for his own transportation (approximately \$250).

In addition to a leave of absence with pay of 16 working days (Dr. Bass is on a four-day week), the total cost for the City would be \$600.

The Comptroller of Budgets & Research advises that the amount would be available from Appropriation No. 7090/933 - Administrative and Technical Courses - All Departments.

As this request exceeds the City Manager's ten day approval limit, it is being submitted to Council in accordance with Regulation 248-4 and I RECOMMEND approval."

The City Manager submits the foregoing recommendation of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 614.....

MANAGER'S REPORT, APRIL 15, 1977 (PROPERTIES : A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Leasing of a Portion of 1st Avenue Roadway
Adjacent to 1775 Clark Drive. (South-West
corner of 1st Avenue and Clark Drive)

The Supervisor of Properties reports as follows:

"A portion of 1st Avenue under the Grandview Viaduct abutting Parcel A, Block 68, D.L. 264A consisting of approximately 18,000 net square feet of land was leased by the adjacent property owner, A-1 Steel and Iron Foundry Ltd., for parking and outside storage. A-1 Steel and Iron Foundry Ltd. have now sold their property and the new owner wishes to lease the adjacent City land to provide parking for his tenants. The rental under the old lease was \$2,000.00 per year paid in advance.

The City Engineer has agreed to leasing this property for a 10 year period with a 6 month cancellation clause after the initial 5 year period.

R.E. Porter Ltd. propose to rent the property subject to the following conditions:-

- (a) Rental - \$7,200 per annum (billed monthly)
- (b) Date of Commencement - January 1, 1977
- (c) Term - 10 years from date of commencement subject to a 6 month cancellation after the first 5 years.
- (d) Rental Review - Every 2½ years and to be Market Rental Value
- (e) Outgoing & Repairs - Lessee to pay all expenses and keep improvements in repair to the standards of a prudent owner.
- (f) Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.
- (g) Lessee to hold the City harmless from any claims resulting from damage caused by objects, material or dust falling from the Viaduct.
- (h) Lease Agreement - To be drawn satisfactory to the Director of Legal Services.

It is recommended that approximately 18,000 net square feet of land under the Grandview Viaduct to the north of Parcel A, Block 68, D.L. 264A be leased to R.E. Porter Ltd. on the foregoing terms and conditions."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, APRIL 15, 1977 (PROPERTIES : A-9 - 2)

2. Lease Renewal of 111 Alexander Street

The Supervisor of Properties reports as follows:

"The property legally described as Lots E½ 23, 24 and 25, except Right of Way, Block 1, D.L. 181-196 is reserved from sale for possible underground access to the waterfront. The site contains a structure of approximately 414 square feet which is used and operated as a cafe.

In this regard, the City of Vancouver entered into a 5-year lease agreement with the present tenant that commenced on May 1, 1972.

The tenant wishes to renew the lease and the Supervisor of Properties recommends that the lease of the property at 111 Alexander Street be renewed on the following bases:

1. Term of lease to be two years commencing May 1, 1977 and ending April 30, 1979.
2. Rental Review Clause - April 30, 1978.
3. Rental to be increased from \$93 per month plus an amount in lieu of taxes to \$129.38 per month plus an amount in lieu of taxes.
4. Pertinent conditions of the 1972 lease to prevail with the exception of the monthly rental rate."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Burrard Street Widening - Purchase of portion of property, 2040 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976 approved by Council on June 15, 1976 instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lots 39 and 40, Block 248, District Lot 526, Plan 590 being 2040 Burrard Street have agreed to convey the west 7 X 112 feet (784 square feet) of Lot 40 for the widening of Burrard Street and the north 2 feet of Lots 39 and 40 for lane widening for the sum of \$17,000.00 as an all-inclusive settlement.

It is recommended that the Supervisor of Properties be authorized to acquire those portions required for road and lane purposes shown on plan marginally numbered LF8176 on the foregoing basis, chargeable to Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, APRIL 15, 1977 (PROPERTIES : A-9 - 3)

4. Establishing a Strip of City-Owned Property
for Lane Purposes - 1822 W 2nd Avenue

The Supervisor of Properties reports as follows:

"Lot 16, Block 227, District Lot 526, Plan 590, known as 1822 West 2nd Avenue was purchased by the City in 1974 for the Arbutus-Burrard Connector Project. As this project is now replaced in favour of widening Burrard Street, this lot is no longer required and it is proposed to market this site to provide funds for the street-widening project.

Prior to marketing this lot, the City Engineer has requested that the south 2 feet of this lot be established for lane purposes to provide for the future widening of the lane and it is therefore

Recommended that the south 2 feet of Lot 16, Block 227, District Lot 526, Plan 590 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Establishing a Strip of City-Owned Property
for Lane Purposes - east side Nanaimo
north of 26th Avenue

The Supervisor of Properties reports as follows:

"Lot 1, Block 1, S $\frac{1}{2}$ of Section 46 T.H.S.L., Plan 2440 situated on the east side of Nanaimo Street north of 26th Avenue was purchased in 1969, together with abutting Lot A for replotting purposes. The City Engineer wishes to widen the lane at the rear of Lot 1 to provide better access for servicing the residential lots on the east side and has requested that the east 4' of Lot 1 be established for lane purposes.

This action will also provide better access to City-owned Lot A and the market value of Lot 1 will not be appreciably affected. It is therefore:

Recommended that the east 4 feet of Lot 1, Block 1, South $\frac{1}{2}$ of Section 46 T.H.S.L., Plan 2440 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 614

DISTRIBUTED TUESDAY

B

0645

MANAGER'S REPORT

April 15, 1977

TO: Vancouver City Council

SUBJECT: Tender 771 - Street Pavement & Curb
Tender 772 - Lane Pavement

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on April 12th, 1977 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid, unit prices for major items of work included in these tenders, and a "Streets Contracts Cost Index" graph have been circulated to Council.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer RECOMMENDS that:

(a) Contracts be awarded to the low tenderers as follows:

Contract 771 - Street Pavement & Curbs, to

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

for the amount bid, namely, \$981,919.60

and Contract 772 - Lane Pavements, to

Standard General Construction Ltd.
Granville Island
Vancouver, B. C.

for the amount bid, namely, \$707,327.00

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 614

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

MARCH 31, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 31, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of March 10 and 17, 1977 were adopted.

RECOMMENDATION

1. Kitsilano Workshop - Grant

The Committee had before it for consideration a Manager's Report dated March 16, 1977 (copy circulated) in which the Director of Social Planning recommended an interim grant of \$3,270 to the Arbutus Work Incentive Society to pay the salary and benefits of one program worker at the Kitsilano Workshop for three months.

A representative of the Director of Social Planning appeared before the Committee on this matter and in reviewing the report, pointed out that the Kitsilano Workshop applied for Work Activity Project funding from the Department of Human Resources but a decision on this funding will not be made until later this Spring and current funding expires March 31, 1977.

The Social Planning representative added that the Provincial Government has approved its share of the Work Activity Project funding and that Federal approval is expected.

During discussion, some concern was expressed regarding the City providing interim short term funding for organizations whose funding from other resources has been delayed; however, it was pointed out that the City has provided interim grants on several occasions.

Following discussion, it was

RECOMMENDED

THAT Council approve a grant of \$3,270.00 to the Arbutus Work Incentive Society to pay the salary and benefits of one program worker at the Kitsilano Workshop for three months from April 1 to June 30, 1977.

Continued

2. Ray-Cam Co-operative Centre Operating Budget

The Committee had before it for consideration a Manager's Report dated March 16, 1977 (copy circulated) in which the Director of Social Planning reported on the operation and program budget for the Ray-Cam Co-operative Association which is applying for a City grant of \$92,990.00 towards its total budget of \$113,982.00.

The Director of Social Planning recommended a grant by the City to the Association of \$74,555.00; that reductions in the program to attain the lower operating budget should include reduced building maintenance staff, reduced salaries for sports and fitness programs and reduced costs for the Association's proposal to rent a van.

Also included in the Manager's Report were comments by the Administrative Analyst which indicated the grant request could be reduced from \$92,990.00 to \$70,000.00.

Appearing before the Committee on this matter were several representatives of the Ray-Cam Co-operative Association and a representative of the Director of Social Planning.

Responding to questions from the Committee, the Social Planning representative indicated that two full-time building maintenance workers are not needed for an 8000 sq. ft. building and that salaries for sports and fitness programs proposed at Ray-Cam are high compared with community centres of equivalent size.

The Social Planning Department's spokesman further pointed out that the Association, last year, had the full time use of a rented van but that the vehicle was not fully utilized; that it was used an average of two to three hours a day.

Members of the Committee, however, pointed out that the Ray-Cam Centre, although small, is used to a higher degree than other community centres and therefore comparison with normal community centre operations may not be valid. The President of the Ray-Cam Co-operative Association, Ms. Patricia Chan, read a prepared statement (copy circulated) urging the Committee to approve the grant request. The Committee noted the Association's grant request included \$5,400.00 for the rental of the van and that this could be reduced if the City donated a suitable vehicle to the Association.

Following discussion, it was

RECOMMENDED

- A. THAT Council grant \$89,390.00 to the Ray-Cam Co-operative Association toward the Association's budget for the operating period February 1, 1977 to January 31, 1978.
- B. THAT the City Engineering Department donate a suitable van to the Ray-Cam Co-operative Association thus reducing the Association's grant request from \$92,990.00 to \$89,390.00 (subtract van rental of \$5,400.00 and add operating expenses for the van at \$1,800.00).

Continued

Report to Council
Standing Committee of Council on Community Services
March 31, 1977

(I - 3)

3. Complaints re Tax Buyers

The Committee had before it for consideration a letter from Mr. Shane Lord of the Downtown Eastside Residents' Association (copy circulated) enclosing a signed complaint by a Mr. Paul West regarding his transaction with Imperial Credit Protectors, 461 East Hastings Street, and also enclosing signed statements by Messrs. Fred Ranville, James Comelli and Arthur Milke complaining of their transactions with John's Cash for Tax Refund Centre (Metro Brokers Limited, 1250 Granville Street).

Appearing before the Committee on this matter was Mr. Shane Lord of the Downtown Eastside Residents' Association who indicated that not all of the complainants were able to attend. Also appearing were representatives of Imperial Credit Protectors and Metro Brokers Limited.

a) Imperial Credit Protectors

Speaking to the complaint lodged by Mr. Paul West, Mr. Greg Holden of Imperial Credit Protectors stated that his firm did not purchase this particular tax return. Mr. Holden, referring to a City Manager's report dated February 3, 1977, which was considered by the Community Services Committee, pointed out that that report contained a statement by the City's Director of Legal Services that the current method of operation by tax buying companies does not violate City by-laws.

It was noted that Mr. West's complaint was that he expected to have a tax return of \$400.00 and received \$194.00 from Imperial Credit Protectors.

The Committee noted that City Council, at its meeting on March 29, 1977, approved a recommendation from the Community Services Committee that the operator of Imperial Credit Protectors be requested to appear before Council to show cause why his business licenses should not be suspended, based on information contained in a previous complaint lodged by Mr. Loxi Zorak.

The clerk advised that arrangements were being made to have Imperial Credit Protectors appear before Council on Tuesday, April 19, 1977.

A spokesman for the tax buying companies told the Committee that since the Provincial Government passed legislation on March 25, 1977, to regulate these businesses, the companies have gone out of business as they cannot operate on a 15% profit.

It was noted by the City Manager that if these companies feel their business licenses are useless because of the Provincial legislation, they likely would not appear before Council to show cause why their licenses should not be suspended.

Following discussion, it was

RECOMMENDED

THAT the complaint by Mr. Paul West regarding his transaction with Imperial Credit Protectors, 461 East Hastings Street, be forwarded to Council for consideration at the same time that the operator of Imperial Credit Protectors appears before Council to show cause why his business licenses should not be suspended, based on the earlier complaint by Mr. Loxi Zorak.

Continued

Report to Council

Standing Committee of Council on Community Services

March 31, 1977

(I - 4)

b) John's Cash for Tax

Considering the complaints of Messrs. Fred Ranville, James Comelli and Arthur Milke, the Committee noted that in each case the complainants received less than the 85% of the tax return they anticipated receiving.

During consideration of these complaints, a letter dated March 21, 1977 from a Mr. Leo Gobin was read to the Committee by the Chairman in which Mr. Gobin said that in a transaction with Metro Brokers Limited, he received \$211.00 of an anticipated return of \$432.00.

However, Mr. Gobin also wrote that he owed the Tax Department \$254.00 from the 1974 taxation year, meaning that in this case Metro Brokers Limited purchased a worthless tax return.

During consideration of this matter, a spokesman for the tax buyers pointed out that four of the five complaints being considered by the Committee this date sold their tax returns to tax buying companies last year and did so again this year. The tax buyer's representative suggested that the complaints were contrived for political reasons.

However, following discussion, it was

RECOMMENDED

THAT the operator of John's Cash for Tax Refund be requested to appear before Council to show cause why his business licenses should not be suspended, based on the information contained in the complaints by Messrs. Fred Ranville, James Comelli and Arthur Milke.

4. Diet of Persons on Welfare

The Committee had before it for consideration a memorandum dated March 25, 1977 (copy circulated) from Alderman Bellamy to Alderman Rankin which enclosed a copy of a memorandum from Social Planner Doug Purdy which was submitted in response to Alderman Bellamy's inquiries regarding persons alleged to exist on pet food.

Mr. Purdy's memo to Alderman Bellamy contained some suggestions on this situation.

During consideration, there was general agreement among Committee members that an approach should be made to the Minister of Human Resources to increase the amount of welfare provided to single unemployed persons whose level of assistance has remained at \$160.00 a month for some considerable time.

It was suggested that a typical monthly budget of a single unemployed person existing on the \$160.00 welfare budget should be prepared.

Following discussion, it was

RECOMMENDED

THAT the City Manager prepare for the Community Services Committee a typical monthly budget for a single unemployed person on welfare and that this budget form the basis for a submission by the City to the Minister of Human Resources for an increase in welfare rates for single unemployed persons.

The meeting adjourned at approximately 3:05 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 616467

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

March 31, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 31, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman H. Rankin

ABSENT: Alderman M. Harcourt

COMMITTEE
CLERK: J. Thomas

The minutes of the meetings of March 10, and March 17, 1977, were adopted.

RECOMMENDATION:1. Charter Limousine Licenses

The Committee had for consideration a Manager's Report dated March 30, 1977, in which the Director of Permits and Licenses reported as follows:

"It has been the policy for past number of years to refer applications for limousine licenses to the Vehicles for Hire Board for consideration. It appears that this practice was followed to regulate the number of limousines operating in the City. This is supported by the resolution which was passed by the Vehicles for Hire Board on January 5, 1970, which requested the License Inspector to report to the Vehicles for Hire Board any applications from the present three operating companies for a license for more than 10 limousines. There are still three companies operating a limousine service in Vancouver and between them there are 15 licensed limousines for 1977.

In April 1974 the Vehicles for Hire Board took no action on an application from V.I.P. Limousine Service Ltd. to operate 6 limousines in the City of Vancouver because it was felt that the 15 licensed vehicles at that time were sufficient. In June 1976 the Board approved an application from Abner Chong for three limousine licenses. However, Mr. Chong has not obtained the licenses.

We have now received an application from Mr. Ed Bodnarchuk for six limousine licenses, and Ms. Dana Smith has applied for one limousine license.

On March 15, 1977, Council repealed the Vehicles-for-Hire By-law, and resolved that henceforth, limousine licenses are to be issued by the License Inspector, with appeals going directly to Council.

Council should give direction to the License Inspector on whether:

- a) he should concern himself only with the fitness of the drivers and vehicles; or whether
- b) he should also concern himself with the total number of licenses in the City and with the economic viability of the operation."

The Committee discussed the specialised nature of the service provided by Charter limousines and it was the consensus that it was no longer necessary for Council to rule on such applications except in cases of appeal from the decision of the License Inspector.

RECOMMENDED,

THAT applications for limousine licenses be issued by the License Inspector after making full enquiry as to the fitness of the drivers and vehicles, the total number of licenses in the City, and the economic viability of the operation; and that appeals from such decisions of the License Inspector be heard by City Council as provided by the Vehicles for Hire By-law.

Cont'd

2. Gasoline Retailing

City Council at its meeting on March 15, 1977, when considering a report of the City Manager dated March 11, 1977, (circulated) concerning gasoline retailing in the City of Vancouver, referred the matter to the Standing Committee on Transportation for consideration and report.

In the Manager's Report, as amended, considered by the Committee this day the Director of Planning reviewed trends in gasoline retailing since enactment in June, 1975, of the Licensing By-law No. 4450, to regulate the number of self-service gasoline stations in the City. When enacting the By-law Council also established a policy guideline that the number of self-service stations affiliated with any one oil company should not exceed 15% of total stations carrying that company brand as of April 8, 1975. Transfers also required Council approval. Comparing 1977 to 1975, it was noted Imperial Oil had moved from 12% of its total existing stations in the self-service category to 37%; Texaco had moved from 33% to 41%; Gulf from 10% to 23% and Shell from 26% to 37%. The reason for the marked changes was the closure of a substantial number of pre-existing full-service stations, some 74 in all over the two-year period.

The Director of Planning referred to the concerns of many members of the community who were perturbed by what they considered to be undesirable changes in the distribution of stations, and suggested a procedure to deal with the situation. Citizen concern revolved around the following issues:

- a) the apparent reduction in competition (self-service stations tended to be generally owned and operated by major oil companies, while full-service facilities are more likely to be operated by independent retailers);
- b) the potential reduction in the level of automobile mechanics resulting from the reduced availability of full-service facilities and the consequent lessened frequency of regular service checks;
- c) the possible loss of jobs for service station employees.

The Director of Planning suggested if Council wished to do something about the situation there were a number of legislative options; however, he noted a voluntary solution would be administratively and philosophically preferable to heavy-handed regulations. Therefore, he recommended the appointment of a Council sub-committee to meet with representatives of the oil industry, Automotive Retailers' Association and consumers' associations and report back in three months time on the feasibility of a strategy for preserving competition and adequate level of service in gasoline retailing in the City.

* Mr. E. Droettboom, Planning Department, advised the Committee of a number of amendments to the Manager's Report.

The Committee received briefs from the following and communications were noted from Imperial Oil dated March 16, and March 10, 1977, and Automotive Retailers' Association dated March 14, 1977, (briefs and communications are on file in the City Clerk's Office):

- Mr. D. Sharp, Motorist Planner, Gulf Oil of Canada discussed three specific areas as they pertained to the company and its operation in the retail gasoline market in the City: the effects of current legislative restrictions; the issues of servicing, employment, and the lessee dealers; and Gulf Canada's role in the market.

The brief voiced opposition to the proposal for joint discussions and stated the Company was not prepared to engage in any "illegal" activities by meeting in conjunction with its competitors to further restrict competition.

- Mr. J. Duns, B.C. Retail District Sales Manager, Shell Canada Ltd., suggested the consumer was being well served and Council may wish to assess whether By-law No. 4450 is required.

Report to Council
 Standing Committee of Council
 on Transportation
 March 31, 1977 II - 3

Clause 2 Cont'd

Shell's position was that the Company was not violating By-law No. 4450.

On the question of employment, discussions with Manpower disclosed there were 370 general automotive mechanics registered in Metro Vancouver plus 132 mechanic helpers. This category of employee did not appear on the Manpower list for above average unemployment levels.

The brief analysed the three issues and concerns contained in the Manager's Report of March 11, 1977, and concluded ". . . the City of Vancouver has the highest percentage of self-serve outlets in Western Canada, yet, it is the only major City with a By-law. One may wonder if the impending By-law in early 1975 caused a rush for permits. We suggest the industry should be free to assess and meet demands of the market."

- Mr. W.J. Walmesley, Retail Sales Manager, Chevron Canada Ltd., reviewed the history of the City's involvement in the gasoline market place dating back to 1969, and submitted the question of modes of operation of various gasoline service stations was not the intent of Council's statutory powers, nor should it be Council function to involve itself in every facet of the retail market. Chevron, while willing to meet privately with the proposed sub-committee, could not be a party to joint discussions as proposed in the Manager's Report. To do so would mean exposing the Company to a possible charge under the Federal Combines Investigation Act.
- Mr. S.A. Ruocco, Senior Accounts Executive, Imperial Oil Ltd., contended the Automotive Retailers' Association was wrong in its assumption that the number of self-serve stations was on the increase. What had happened was the percentage of units had shown a substantial increase, but this had occurred because of the closure of many units in the market place because of prevailing economic conditions. There had also been a startling emergence over the past years of specialty repair shops, without gasoline, and this had had a drastic effect on the Industry. The market directed balance between full-service and self-serve units, specialty shops, etc., would provide the customer with all required services at the lowest cost. To single out one industry for controls, while excluding others was unfair and unwarranted.
- Mr. D. Stuart, Vice-President, Sales, Mohawk Oil Co. Ltd., in a brief presenting the position of an independent oil company, possessing no refinery of its own, stated the Planning Department's report "Self-Serve Gasoline Retailing in the City of Vancouver" erroneously referred to independents reliance on obtaining "distressed" gas. This was not correct. Mohawk trucks were loaded at the same racks as major oil companies' trucks and received identical products. It was Mohawk's position that it was the responsibility of the industry to maintain an available supply of petroleum for consumption; it was not necessarily responsible for the repair of motor vehicles.
- Mr. M. Foley, Advisory Department, B.C. Automobile Association, advised the Association welcomed any move by industry or government which helped to reduce the cost of motoring and felt the reduced price of gasoline at self-serve stations was a positive move. However, it had become apparent that with the introduction of self-serves, many motorists were failing to have normal checks on tires, batteries, water and oil with the result the number of calls for emergency assistance had increased, as had the number of serious breakdowns.

The Association believed the present balance should be maintained and further applications for self-serves should be resisted by Council unless they offered dual-type operation of both self-serve and full-service at the same location.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 March 31, 1977 II - 4

Clause 2 Cont'd

- Mr. W.R. Wills, Co-ordinator, Automotive Retailers' Association, addressed the Committee and submitted the present number of self-serve stations was more than adequate for the City's needs and further growth would be opposed by the Automotive Retailers' Association.

The Provincial Government was planning legislation dealing with the distribution and retail sale of gasoline on a province-wide basis and therefore the City should impose a freeze on growth until the legislation had been brought down.

Mr. E. Droettboom, Planning Department, advised he did not feel there was any substance to the fears expressed concerning the Federal Combines Investigation Act as the joint discussions were not intended as a process for collusion or price fixing. It was the intention to hold the meetings in public and invite representatives of consumer groups to attend. During discussion it was pointed out by Committee members the industry representatives would not necessarily be heard collectively, but could appear individually.

It was

RECOMMENDED,

- A. THAT the Transportation Committee be charged with the responsibility of meeting with representatives of the oil industry, the Automotive Retailers' Association, and consumer's organizations; and that the four groups jointly report to Council in three months' time on the feasibility of a strategy for preserving competition and an adequate level of service in gasoline retailing within the City of Vancouver.

(Alderman Kennedy opposed)

- B. THAT the Manager's Report dated March 11, 1977, as amended, * be received.

The meeting adjourned at approximately 5:05 p.m.

* * * *

* (See Page 2)

FOR COUNCIL ACTION SEE PAGE(S) 618

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

III

March 31, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 31, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Provincial Youth Employment Program - PYEP '77

On March 15, 1977 City Council considered a Manager's report dated March 11, 1977 outlining the Provincial Youth Employment Program and passed the following motions:

"THAT the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects;

THAT the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required;

THAT the Finance and Administration Committee establish the maximum City's costs."

The Committee noted that the City has agreed to participate in the Federal Youth Employment Programs - \$180,000 and LIP - \$232,000 and with the requested City share of funds for the Provincial Youth Employment Program of \$82,943, it would be almost double the participation in similar programs in 1976. In view of this, it was agreed that the Committee would set a limit of \$25,000 for participation in PYEP for 1977.

The Committee considered 28 projects submitted by various Departments and Boards of which the City's share of costs totalled \$82,943.

The Committee established priorities for each project as follows:

<u>Priority No. 1</u> <u>Department</u>	<u>Project</u>	<u>City Share</u>
City Clerk's-Archives Planning	Historic Photo Collection	\$ 1,475
	Commercial Space Inventory	3,298
	Community Cleanup	3,117
Health	Grenfell Summer	7,412
	Inspector Student Training	3,561*
	Nutrition Information Please	1,899
Social Planning	Children's Place	2,200~
	Transportation for Disabled	1,450**
	Urban Resource Catalogue	600**
Engineering	Transit/Curb Compilation	4,000***
Park Board	Strathcona-Summer Enrichment	1,260
	Marpole-Community Centre	596
		<u>\$30,868</u>
Less \$5,611 to come from Departmental Budgets (see asterisks)		<u>5,611</u>
	TOTAL	<u>\$25,257</u>

Cont'd . . .

Standing Committee of Council III - 2
 on Finance and Administration
 March 31, 1977

Clause #1 continued:

- * This project to be submitted under Priority No. 1 with the City's share of funds from the Health Department budget.
- ** These reduced projects to be submitted under Priority No. 1 with the City's share of funds from the Social Planning Department budget, the source subject to approval of the City Manager, the balance of the projects to be Priority No. 2.
- *** The Committee approved a reduced project of approximately \$4,000 in Priority No. 1 and the balance of \$7,388 in Priority No. 3.

Priority No. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
City Clerk's-Archives	Historic Inventory	\$ 1,048
	Research	
Permits & Licenses	Data Analysis/Cata-	1,649
	loguing	
Library	Library Research	4,731*
Planning	Expand Heritage	2,174
	Inventory	
Health	Health Profile	600
	Bon Appetite Toddler	1,899
	Healthful Lifestyle	2,577
	Accidental Poisoning	1,599
	Children	
Social Planning	Transportation for Disabled	550
	Urban Resource Catalogue	1,450
	TOTAL	\$18,277

- * The Committee approved three students at Priority No. 2 and and three at Priority No. 3 for this project.

Priority No. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
City Clerk's-Archives	Pacific Press Project	\$ 1,525
Permits & Licenses	Civic Building Cleanup	6,242
Library	Library Research	4,731
Planning	Mt. Pleasant Population	1,424
	Survey	
	Microfilm/Drawing	2,099
Health	Health Education	1,400
	Summer Enterprise	5,349
Engineering	Transit/Curb Compilation	7,388
Park Board	Champlain Heights-	2,540
	Planning for Community	
	Nature-West End	1,100
	TOTAL	\$33,798

Following discussion it was

RECOMMENDED

- A. THAT all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1977.
- B. THAT City Council approve an expenditure of funds totalling \$30,868 with \$5,611 to come from Departmental budgets as noted and \$25,257 as the City's share for the PYEP Program from the 1977 Revenue Budget.

Cont'd . . .

Standing Committee of Council III - 3
 on Finance and Administration
 March 31, 1977

Clause #1 continued:

- C. THAT the City Manager be authorized to list projects under Priority No. 2 in order of preference to be submitted for consideration in place of projects under Priority No. 1 that do not receive Provincial approval for the program.

Detailed information on the above projects on file in the City Clerk's Office.

(At this point in the meeting, Mayor Volrich left because of other commitments and Alderman Brown assumed the chair.)

2. Vancouver Art Gallery - 1977 Grant Request

On February 22, 1977 City Council deferred consideration of the Vancouver Art Gallery's request for an additional Museum Assistant position at an annual cost of \$12,429 including fringe benefits, pending a report from the Administrative Analyst.

The Committee considered a Manager's report dated March 21, 1977 (copy circulated) wherein the Administrative Analyst reported on the Museum Assistant's duties and three factors which have contributed to an increased workload:

1. more exhibitions
2. increased size of permanent collection
3. building aids.

The Civic grant to the Vancouver Art Gallery is based, historically, on the amount required to cover the costs of building maintenance, janitorial services, insuring the collection and basic curatorial and security costs. The City Manager noted that the principal duties of the proposed Museum Assistant relate to exhibitions and are not within the terms of the Civic grant.

The Committee did not feel a full time position could be approved at this time because of the City's anti-inflation program and because portions of the duties would not be within the terms of the Civic grant. The Committee felt that the Vancouver Art Gallery could effect a saving by hiring part-time help to carry out maintenance and framing work and funds could be approved within the terms of the grant for such help.

Following further discussion it was

RECOMMENDED

THAT City Council approve an amount of \$4,000 additional to the Vancouver Art Gallery's Civic grant for 1977 for part-time work, it being strongly suggested that these funds be put towards functions outlined for in-house work.

3. Security Service at Britannia Centre

The Committee considered a Manager's report dated March 21, 1977 (copy circulated) wherein the Director of Finance reported on Security Service at Britannia Centre. In the report the Executive Director of the Centre outlined background information, reasons for security coverage, present security arrangements, relationships to other staffs at Britannia, and an assessment of the Service to date.

Cont'd . . .

Standing Committee of Council III - 4
 on Finance and Administration
 March 31, 1977

Clause #3 continued:

Following discussion it was

RECOMMENDED

THAT the engagement of a security service for Britannia Centre continue at the present level of service and funding estimated to be \$13,177 be approved for 1977.

4. Annual Review - Permit Fees

The Committee considered a Manager's report dated March 22, 1977 (copy circulated) wherein the Director of Finance and the Director of Permits and Licenses reported on their annual review of Permit Fees for the Sign By-law, Plumbing By-law, Fire By-law, Electrical By-law and the Gas Fitting By-law.

The Committee questioned the heavy increase in the Plumbing, Fire and Electrical By-law fees. It was felt this would create a hardship in some instances where it could least be afforded, particularly oil burner fees.

The Director of Permits and Licenses stated that these inspections are very difficult and time consuming to conduct in old buildings. Also the fees had not been revised for at least two years. The City Council, on February 11, 1975 instructed that permit fees be based on 100% of operating costs.

Following discussion it was

RECOMMENDED

- A. THAT the Sign By-law No. 4810 and Gas Fitting By-law No. 3507 fee increases be approved as outlined in the Manager's report for 1977.
- B. THAT the Plumbing By-law No. 4068, Fire By-law No. 2193 and Electrical By-law No. 3417 fees be increased 25% in all categories over the present rates for 1977.
- C. THAT the Director of Legal Services be instructed to make the necessary By-law amendments.
- D. THAT in the case of revised Annual Fees they become effective January 1, 1977; all other fees referred to be effective 30 days from the date of Council's approval.
- E. THAT the Director of Permits and Licenses advise forthwith representative associations affected by the foregoing changes.

The meeting adjourned at approximately 5:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 619

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 7, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 7, 1977 at approximately 12.30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO PRESENT: Alderman Bellamy)
Alderman Ford) Items 1 and 2
Alderman Gerard)
Alderman Rankin)

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION1. Status of Rezoning Applications

The Committee considered a memorandum dated April 1, 1977 from the Zoning Planner forwarding the monthly status report on rezoning applications as of March 31, 1977. Mr. R. Scobie, Zoning Division circulated a memorandum dated April 4, 1977 containing the pertinent information on an application that had been omitted from the status report (copy of all material on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status report of rezoning applications as of March 31, 1977, including the additional information circulated at the meeting, be received.

2. Commercial Development - Phase 1 Area 6, False Creek

The Committee considered the following reports of the City Manager -

- (a) report dated April 1, 1977, submitted for the Consideration of the Committee, in which the Director of Planning requests clarification of policy regarding the commercial development proposed for the waterfront walkway of False Creek and describes eight alternatives for the development on this site.
- (b) report dated April 4, 1977, submitted for the Information of the Committee, in which the Development Consultant reports on meetings held with resident groups relative to the proposed development at Caesar's Bridge.

(The reports are on file in the City Clerk's office).

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 April 7, 1977

(IV - 2)

Clause No. 2 Continued:

Mr. D. Sutcliffe advised that the approved design concept for Phase I included a development at Caesar's Bridge to provide interest and variety along the waterfront.

The original design for 100% commercial use included a restaurant. The University Non-Profit Building Society objected to 100% commercial and the restaurant component.

After several redesigns in an attempt to reach a compromise the current proposal is for three small single-storey commercial areas totalling 3,584 sq. ft. and five 2-storey townhouses (four of which have lofts) totalling 5,419 sq. ft. Three timber decks adjacent to the commercial areas are to be built and maintained by the developer to allow public access to the waterfront. Ramps from the two-end public decks lead down to a public float and provide access to the livaboard marina. The design conforms to the guidelines laid down in 1974, has been approved by the Urban Design Panel and is awaiting consideration by the Development Permit Board.

The Development Consultant advised that he had no alternate methods of funding to suggest. The Director of Finance advised that if no development proceeds on the site, the City would have to absorb the loss of rental income. The Development Consultant, in the report stated that the cost of not proceeding with the development is considerable in financial terms but is even more important in terms of interest, quality and service to the False Creek development.

Ms. Audrey Campbell, University Non-Profit Building Society, submitted a 50-page petition containing 1136 signatures, including 60-75 names of residents of False Creek other than the University Group. The signatures are not exclusively from the City proper, but from the metropolitan area i.e. University Endowment Lands, Burnaby, Richmond, White Rock, Delta, North and West Vancouver and other municipalities such as Surrey, Langley, Maple Ridge, Clearbrook and Abbotsford. The petition states -

"I understand that a mixed residential and commercial development is being planned now to be constructed over the sea wall and extending over the water of False Creek.

I object to turning over the publicly owned existing seawalk to privately owned residences and commercial outlets. This creates a dangerous precedent which should not be allowed to occur, particularly at this heavily used public seashore site. I consider these plans contrary to the City's policy of returning the waterfront to the people of Vancouver."

Ms. Campbell also circulated a brief which recommended that

"The Caesar's Bridge area should be used and landscaped as pedestrian open space, as a gathering point overlooking the marina, harmoniously blending with the surrounding existing buildings while preserving the open character of a very important thoroughfare connecting the Heather area and the Park at False Creek with Phase II and with the recreational areas of Granville Island."

(Petition and brief on file in the City Clerk's office)

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 April 7, 1977

(IV - 3)

Clause No. 2 Continued:

Mr. H. Creighton, Comptroller of Budgets and Research, in answer to a question from the Committee, advised that the ground rents of the University Group would have to be increased 20% if the development did not proceed. This would present some difficulties - all fifty owners would have to agree, the Provincial Government would have to approve the increase for those units receiving a subsidy, the Strata Title application would be held up, etc.

When asked if a compromise could be reached on a new design excluding the residential, Mr. Sutcliffe advised this would be virtually impossible as it is his understanding the University Group does not want any development on that site.

When asked the total costs to be reimbursed if this does not proceed, Mr. Sutcliffe stated \$166,000 including design costs.

Mr. D. Hickley, Associate Director, Central Area Division, advised that the development permit application for this development indicating 3,528 sq. ft. of commercial floor space and 5 residential units with the heights of buildings varying from one-storey for commercial use to three storeys for the residential use, was considered by the Development Permit Special Staff Committee. They concluded that Council's guidance in the following two areas was required before the development permit application could be approved by the Development Permit Board:

- (1) Use - the appropriateness of private residential use on this site.
- (2) Continuous Walkway Along Water's Edge - the intent, with respect to the waterfront walkway, of the statement in the Area Development Plan for Area 6 where it states "Buildings may be located over walkway."

The Director of Planning, with the concurrence of the City Engineer, recommended:

1. No private residential use shall be permitted for this site.
2. Small-scale retail commercial, appropriate professional offices, and community facilities are the appropriate uses for this site.
3. Provided the above two recommendations are accepted, then the statement "Buildings may be located over walkway" can be interpreted to permit a small-scale commercial development to be constructed at the water's edge in this location, with the walkway behind the development on the land.

The City Manager put forward these recommendations for the Committee's consideration.

Mr. R. Worcester, Interim Residents Council, stated that the proposal was looked at by the Council to see if it met the False Creek guidelines.

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 April 7, 1977

(IV - 4)

Clause No. 2 Continued:

Representatives of the various housing developments have differing levels of concern about the project but all are concerned about assurances that there will be a continuous walkway, whether the commercial will be of a local, convenience nature, whether there will be a restaurant and its related parking and traffic, etc.

A representative of the Urban Trails Committee urged that there be a continuous waterfront walkway.

The discussion centred on whether the residential component should be eliminated and be replaced by small-scale retail commercial, appropriate professional offices and community facilities as suggested by the Director of Planning.

Rather than proceed with a redesign, a member of the University Non-Profit Building Society requested that the Society be given an opportunity to see if they could find a way to cover the costs of eliminating the development.

It was again pointed out the difficulties that would be involved with increasing the ground rents. It was suggested that the University Group could raise the necessary capital or a local improvement could be levied on all the residents of the University development.

The Committee

RECOMMENDED

THAT the matter be deferred for two weeks to enable the University Non-Profit Building Society to present a proposal to the Committee on whether they would pay the total costs involved for

- (i) the elimination of the residential component
or
- (ii) the elimination of the entire development

either by raising the necessary capital or by agreeing to local improvement charges being levied against all the residents of the University Non-Profit Building Society development.

3. Champlain Heights - Central Walkway

The Committee considered a report dated March 16, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Project Manager, Champlain Heights, stated that the "Implementation Report - Development of Areas E and F" approved by Council on May 6, 1975, provided for approximately 30 acres of land dedicated 'parkway' to be under the care and custody of the City Engineer, the walks landscaping and recreational features to be constructed by the City. The firm of Justice and Webb were retained to prepare a walkway development concept. In the course of preparation, discussions were held with the Parks Board and various departments. Justice and Webb have submitted a report "Walkway Development Concept - Construction Standards and Costs - Areas E & F, Champlain Heights" dated January, 1977 (on file in the City Clerk's office). The report has been discussed by various departments and they are in general agreement with the concept

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 April 7, 1977

(IV - 5)

Clause No. 3 Continued:

with the exception of the "ponds" which could present a safety and health hazard. The ponds will be eliminated from the final plans.

The City Engineer will undertake preparation of detailed working drawings based on the Concept Plan after finalization and agreement on all design details. Detailed estimates will be prepared and will be presented to Council with the 1977 Champlain Heights Capital Budget. If the budget is approved, tender documents will be prepared. It is anticipated construction could proceed by early summer 1977. Preliminary clearing of trees and rough grading on the walkway commenced on February 1, 1977 under an L.I.P. programme supervised by the Park Board and the City Engineer.

RECOMMENDED

THAT the report of the City Manager dated March 16, 1977 and the Concept Plan prepared by Justice and Webb dated January, 1977, be received.

4. Townhouses in RS-1 Areas

At its meeting on March 17, 1977 the Committee considered a report of the City Manager dated March 7, 1977 on the above subject. The following is an extract from the Report of the Standing Committee:

"With respect to the establishment of areas for townhouses, Mr. Thomsett stated that there are a few areas in the City where lots are large, densities are very low and where taxes and maintenance costs are burdensome for some of the owners. These are parts of Shaughnessy (zoned RS-4), South-West Marine Drive and Point Grey, west Blanca Street.

The City Manager suggested that it would be important for communities and developers to know whether Council would be prepared to consider spot rezonings for townhouses.

Members of the Committee felt that in areas like the three mentioned, applications for townhouses could be entertained but individual spot rezonings in most RS-1 areas should be discouraged. In most local area planning programmes, some townhouses seem to be acceptable as part of the area plan, but in these areas, resident opinions have been canvassed."

The Committee recommended:

- "A. THAT the present RS-1 zoning schedule not be amended at this time to allow for townhouses or other forms of low density multiples as an outright or conditional use.
- B. THAT staff initiated identification of appropriate single family areas and subsequent discussions with residents not be carried out in 1977 because of higher priority commitments in the Planning Department's work programme.

Cont'd.....

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(IV - 6)

Clause No. 4 Continued:

- C. THAT other opportunities for designating town-house areas be considered when identified as part of local area planning programs or when defined through actions of private local area residents' groups."

Mr. F. Musson, by letter dated March 21, 1977 (on file in the City Clerk's office) requested that the matter of rezoning the property at the north-east corner of Collingwood and 41st Avenue for a townhouse development be discussed informally at the Committee.

Mr. Musson explained that on May 18, 1976 he appeared before Council and suggested that consideration of the rezoning application for the above property be deferred until after the report on low density multiple housing in RS-1 areas was received. He requested the Committee's views as to whether they felt a townhouse development would be appropriate in this location as it was not in the middle of an RS-1 zone but on the edge, adjacent to commercial and duplex zones.

One member of the Committee felt that this townhouse proposal could act as a buffer to protect the single family area but that the views of the surrounding neighbours would be needed. Mr. Musson was advised to meet with them and explain the proposal.

Mr. Spaxman, Director of Planning advised that the rezoning application could be reactivated and details reported to Council in the normal manner.

RECOMMENDED

THAT the Director of Planning be instructed to reactivate the rezoning application for the property located at the north-east corner of Collingwood St. and West 41st Avenue and report to Council in the normal manner.

5. Offices in Industrial Areas

At its meeting on March 17, 1977 the Committee deferred consideration of a Manager's Report dated March 9, 1977 (on file in the City Clerk's office) to its next meeting. An extract of the Report of the Standing Committee dated March 17, 1977 is attached.

Mr. L. Tenant of the Overall Planning Division outlined the previous discussion giving reasons for restricting office development in industrial areas - i.e. employment decentralization, (offices employ 1 person per 200 sq. ft. and industry employees 1 person per 2,000 sq. ft.) industrial opportunities should be preserved, office opportunities exist elsewhere.

A member of the Committee felt some areas zoned industrial may be inappropriately zoned and perhaps should be commercial i.e. the area between 6th Avenue, Broadway, Yukon and Main and the 4th Avenue/Burrard Street area.

Mr. Spaxman stated that the responsibility of the Director of Planning is to the whole City - to diversify employment and retain a good balance of land use. As offices dissipate industrial land, the proportion of industrial jobs in the City declines, thus affecting the residential component of the City.

Cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
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(IV - 7)

Clause No. 5 Continued:

Mr. J. Baker, solicitor for a number of owners of small buildings in an M-1 industrial area, spoke at the previous meeting with respect to enforcement action and legalizing the present offices uses until there is an industrial demand or until the City removes "office" as a conditional use in the M-1 and M-2 industrial schedules. He reiterated his comments.

Mr. W. Farrish, solicitor, appeared on behalf of the owners of a building at 8400 Main Street located in an M-2 zone. The building contains 87% warehouse space and 13% office space on the mezzanine floor. The owner wishes to lease the office space to tenants other than warehouse tenants but cannot under the present policy. He suggested that as long as the amount of office space is limited in relation to the overall size of the building, permitting such office space should not negatively affect the amount of industrial space in the City and would make sense from both a planning and business standpoint.

Mr. Spaxman suggested that a further report was necessary dealing with the sort of uses that would seem appropriate in the 30% non-industrial areas of buildings which are created when one industrial tenant moves out and a new industrial tenant moves in and does not require for his needs the 30% allowed for offices.

A member of the Committee suggested that in the area 6th Avenue to Broadway, Main to Yukon Streets, enforcement action be held in abeyance.

RECOMMENDED

- (A) THAT consideration of the report of the City Manager dated March 9, 1977 be deferred pending a further report from the Director of Planning outlining appropriate uses other than ancilliary offices for buildings in industrial areas which do not require for their own purposes the 30% allowed for related office development.
- (B) THAT the Director of Permits and Licenses be instructed to hold in abeyance the 30-day Notices to Vacate issued to tenants in the area 6th Avenue to Broadway, Main to Yukon Streets, pending the further report of the Director of Planning.

The meeting adjourned at 4.30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 619d620

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

V

April 12, 1977

A special meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 12, 1977 at approximately 1:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ALSO PRESENT: Alderman Bellamy
Alderman Ford
Alderman Harcourt
Alderman Rankin

COMMITTEE CLERK: G. Barden

RECOMMENDATION AND CONSIDERATION1. 1977 Revenue Budget Estimates

The Committee considered a Manager's report dated April 6, 1977 (copy circulated) which outlined the City's current budget position showing a deficit of \$3,947,508. To balance the budget at this point would mean a general tax levy of 0.87 mills or a 4.6% increase over the 1976 levy, subject to Council action on appeals.

It was noted that the Review Committee has reduced expenditure requests by \$4,513,599 prior to appeals by Civic Departments and Boards. The Committee heard appeals for \$387,271 of this amount. If all appeals were approved it would mean a further increase of .45% to the tax levy.

The Committee discussed a Revenue Surplus for 1976 amounting to approximately \$2.9 million. It was generally agreed that \$1 million of this surplus could be placed in the revenue budget which would reduce the tax increase to less than 4%.

Following further discussion the Committee took action on appeals from Civic Departments and Boards and recommended that City Council approve an additional \$26,500, submitted \$155,704 for consideration, and deleted a total of \$205,067 as follows:

CONSIDERATION

The following motions resulted in tie votes and are therefore submitted for consideration.

A. City Clerk's Department Appeal

THAT City Council approve an amount of \$1,605 for microfilming of Council Minutes and City of Vancouver By-laws.

B. Engineering Department Appeal

- (i) THAT City Council approve an amount of \$39,500 for automobile origin-destination survey on a City-wide basis.

Cont'd . . .

Standing Committee of Council V - 2
on Finance and Administration
April 12, 1977

Clause #1 continued:

- (ii) THAT City Council approve an amount of \$39,500 for replacement of 51 mobile Police radios.

C. Library Board Appeal

- (i) THAT City Council approve an amount of \$19,235 for the purchase of books and periodicals.
- (ii) THAT City Council approve an amount of \$30,000 for reorganization of the third floor - Central Library.
- (iii) THAT City Council approve an amount of \$4,500 for expanding the newspaper section - Central Library.

D. Police Board Appeal

- (i) THAT City Council approve an amount of \$13,250 for one additional Police position at the Constable level - School Liaison Officer.
- (ii) THAT City Council approve an amount of \$6,000 for Phase I of the Police Exhibit at the P.N.E.

E. Park Board Appeal

THAT City Council approve an amount of \$2,112 for a part-time secretary at the Killarney Community Centre.

RECOMMENDATION

F. Library Board Appeal

THAT City Council approve an amount of \$5,000 for shipping containers.

G. Health Department Appeal

THAT City Council approve an amount of \$7,000 to replace two dental chairs.

H. Police Board Appeal

THAT City Council approve an amount of \$14,500 for 12 radios (Mocom 70 or equivalent)

- I. THAT the remaining appeals totalling \$205,067 be turned down as recommended by the Review Committee.
- J. THAT City Council approve an amount of \$1,000,000 from revenue surplus to be placed in the 1977 Revenue Budget.
- K. THAT the request for \$26,676 for carpeting in various locations in the City Hall be not approved.
- L. THAT adjustments to the Basic and Supplementary Estimates made by the City Manager and Director of Finance during budget reviews be approved as outlined in Schedule 1.

The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 603 to 606

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATIONVI

April 14, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 14, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION AND CONSIDERATION1. 1977 Supplementary Capital Budget

The Committee considered a Manager's report dated April 12, 1977 (copy circulated) wherein the Director of Finance reported on the 1977 Supplementary Capital Budget. He advised that the 1.85 mill rate established on December 16, 1975 would generate \$7,860,000. Of this \$2,000,000 is for basic capital from revenue. This would leave a balance of \$5,860,000 plus \$500,000 from the P.N.E. rental, giving a total of \$6,360,000 available for the Supplementary Capital Budget.

Civic Departments and Boards had submitted their proposed 1977 Supplementary Capital projects and these, together with other known requirements, total \$7,575,228 leaving a shortfall of \$1,215,228. The Committee was advised that funding required for the Queen Elizabeth Stage Floor now is \$70,000 instead of \$100,000 as shown in the Manager's report and the Committee agreed to delete \$750,000 for the Kitsilano Pool from the Park Board funding request of \$2,695,000 as it is hoped to get this funding from the Federal Government. This would leave a shortfall of \$435,000 summarized as follows: (See Manager's report for details of each Category)

1. Projects already approved by Council	\$1,330,340
2. Approved Projects currently in progress for which additional funding is required	503,488
3. Capital Reserve unallocated	1,500,000
4. New Projects Submitted by Civic Departments and Boards as amended. (less \$750,000 - Kitsilano Pool and \$30,000 - Queen Eliza- beth Stage Floor)	3,461,400
TOTAL REQUIRED	6,795,228
Funds available	<u>6,360,000</u>
Shortfall	\$ 435,228.

The Committee heard representatives of Civic Departments and Boards who reported on the extent and urgency of their requests.

Cont'd . . .

Standing Committee of Council VI - 2
on Finance and Administration
April 14, 1977

Clause #1 continued:

Following discussion the Committee felt that the lighting console for the Queen Elizabeth Playhouse - \$115,000 could be delayed one year providing it is given priority next year. After lengthy debate a tie vote resulted on a motion to delete \$100,000 from the park development and redevelopment funds, and the balance of the shortfall totalling \$220,228 could be deleted from the recommended \$1.5 million for the Capital Reserve.

RECOMMENDATION

- A. THAT the \$500,000 P.N.E. rental be allocated to the 1977 Supplementary Capital Budget to be used for projects in the Parks and Recreation Category.
- B. THAT 1.85 mills of the 1977 real property tax levy be used to provide approximately \$7,860,000, of which \$2,000,000 is for basic capital from revenue, and \$5,860,000 is for the 1977 Supplementary Capital Budget.
- C. THAT the item Lighting Console for the Queen Elizabeth Playhouse totalling \$115,000 be deleted.

CONSIDERATION

The following motion resulted in a tie vote and is therefore submitted to Council for consideration:

- D. THAT \$100,000 be deleted from the \$1,125,000 requested by the Park Board for park development and redevelopment, the Park Board to decide projects to be cut or reduced.
- E. THAT subject to Council's decision on the above motion, the balance of the shortfall amounting to \$220,228 be taken from the \$1,500,000 leaving a total of \$1,279,772 for Capital Reserve unallocated.
- F. THAT subject to approval of D and E, the remainder of the allocations be approved as outlined in the Manager's report.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 606 to 607